

Single Family Residence **RESIDENTIAL**

3319 RIVER FOREST DR

RICHMOND, TX 77406

\$1,346,140 TopHap Estimate · \$314 / ft² · confidence 93 · as of Jul 14, 2026



5

BEDS

4

BATHS

4,293 ft²

LIVING AREA

1.42 ac

LOT SIZE

2012

YEAR BUILT

2

STORIES

5

PARKING

VALUATION

\$1.3M

\$1.3M low

\$1.4M high

Est. Owner Equity

\$929,140

Loan-to-Value

30%

TAX & ASSESSMENT

Property Tax	\$17,579 (2025)
Assessed Value	\$1,292,321
Previous Assessed	\$1,292,321
Assessor Market Value	\$1,409,035

PROPERTY FACTS

Property Type	Single Family Residence
County	Fort Bend
Lot (acres)	1.42
Foundation	Mat/Raft Foundation (Slab)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Mixed
Pool	Pool W/Hot Tub/Spa

Porch · 822 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 1, 2012	Financing	Trustees Deed			\$415K
Apr 10, 2012	Financing	Warranty Deed			\$200K
Feb 14, 2003	Financing	Grant Deed			\$174K
Feb 14, 2003	Financing	Grant Deed			\$174K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Briscoe Junior High School	Middle	7–8	1.5 mi
Foster High School	High	9–12	1.6 mi
Frost Elementary School	Elementary	KG–5	3.4 mi

District: Lamar Consolidated Independent School District

Purple marker: this property. E/M/H markers and outlines: assigned elementary (green), middle (blue) and high (orange) schools with their attendance boundaries, where available.

NEIGHBORHOOD · ZIP 77406

69 CRIME INDEX	85 AIR POLLUTION	70,172 POPULATION	\$136K MEDIAN IN-COME	69°F AVG TEMP	58% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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