

Single Family Residence **RESIDENTIAL**

1435 GRAND RIVER DR

RICHMOND, TX 77406

\$1,475,118 TopHap Estimate · \$228 / ft² · confidence 91 · as of Jul 14, 2026



7

BEDS

5

BATHS

6,484 ft²

LIVING AREA

2.95 ac

LOT SIZE

2012

YEAR BUILT

1

STORIES

3

PARKING

VALUATION

\$1.5M

\$1.3M low

\$1.6M high

Est. Owner Equity

\$1,203,068

Loan-to-Value

19%

TAX & ASSESSMENT

Property Tax	\$14,028 (2025)
Assessed Value	\$1,053,114
Previous Assessed	\$1,053,114
Assessor Market Value	\$1,273,678

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	Fort Bend
Lot (acres)	2.95
Foundation	Mat/Raft Foundation (Slab)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	Pool W/Hot Tub/Spa

Deck · 255 ft²

Patio · 231 ft²

Porch · 867 ft²

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Frost Elementary School	Elementary	KG–5	1.6 mi
Briscoe Junior High School	Middle	7–8	3.7 mi
Foster High School	High	9–12	3.7 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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