

Single Family Residence **RESIDENTIAL**

1131 GRAND RIVER DR

RICHMOND, TX 77406

\$1,124,854 TopHap Estimate · \$282 / ft² · confidence 84 · as of Jul 14, 2026



5

BEDS

3

BATHS

3,992 ft²

LIVING AREA

3.69 ac

LOT SIZE

1998

YEAR BUILT

2

STORIES

3

PARKING

VALUATION

\$1.1M

\$950K low

\$1.3M high

Est. Owner Equity

\$1,010,854

Loan-to-Value

10%

TAX & ASSESSMENT

Property Tax	\$10,731 (2025)
Assessed Value	\$831,063
Previous Assessed	\$831,063
Assessor Market Value	\$1,020,476

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	Fort Bend
Lot (acres)	3.69
Foundation	Mat/Raft Foundation (Slab)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	Yes

Porch · 340 ft²

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Frost Elementary School	Elementary	KG–5	1.9 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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