

Single Family Residence

RESIDENTIAL

1806 GRAND RIVER DR

RICHMOND, TX 77406

\$1,110,165 TopHap Estimate · \$309 / ft² · confidence 86 · as of Jun 23, 2026



3

BEDS

3

BATHS

3,593 ft²

LIVING AREA

3.99 ac

LOT SIZE

2003

YEAR BUILT

1

STORIES

4

PARKING

VALUATION

\$1.1M

\$955K low

\$1.3M high

Last Sale

\$1,107,557 · Apr 20, 2026

Est. Owner Equity

\$277,415

Loan-to-Value

75%

TAX & ASSESSMENT

Property Tax	\$10,301 (2024)
Assessed Value	\$848,299
Previous Assessed	\$771,181
Assessor Market Value	\$1,019,590

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	FORT BEND
Lot (acres)	3.99
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No
View	Rural

Porch · 853 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 17, 2026	Resale	Deed	\$1,107,557	\$308	\$833K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Frost Elementary School	Elementary	KG–5	1.4 mi
Briscoe Junior High School	Middle	7–8	3.4 mi
Foster High School	High	9–12	3.5 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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