

Single Family Residence **RESIDENTIAL**

1722 GRAND RIVER DR

RICHMOND, TX 77406

\$1,156,220 TopHap Estimate · \$238 / ft² · confidence 94 · as of Jul 14, 2026



4
BEDS

4
BATHS

4,860 ft²
LIVING AREA

3.91 ac
LOT SIZE

2001
YEAR BUILT

2
STORIES

6
PARKING

VALUATION

\$1.2M

\$1.1M low

\$1.2M high

Est. Owner Equity

\$568,220

Loan-to-Value

48%

TAX & ASSESSMENT

Property Tax	\$14,913 (2025)
Assessed Value	\$1,112,716
Previous Assessed	\$1,112,716
Assessor Market Value	\$1,287,717

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	Fort Bend
Lot (acres)	3.91
Foundation	Concrete
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	Pool W/Hot Tub/Spa

Stable

Patio · 432 ft²

Porch · 1,216 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 3, 2019	Financing	Warranty Deed			\$588K
Jan 18, 2013	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

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