

Single Family Residence **RESIDENTIAL**

1434 GRAND RIVER DR

RICHMOND, TX 77406

\$1,232,654 TopHap Estimate · \$312 / ft² · confidence 86 · as of Jun 23, 2026



5

BEDS

4

BATHS

3,948 ft²

LIVING AREA

3.91 ac

LOT SIZE

2004

YEAR BUILT

1

STORIES

3

PARKING

VALUATION

\$1.2M

\$1.1M low

\$1.4M high

Est. Owner Equity

\$684,404

Loan-to-Value

44%

TAX & ASSESSMENT

Property Tax	\$11,954 (2025)
Assessed Value	\$913,399
Previous Assessed	\$913,399
Assessor Market Value	\$1,164,900

PROPERTY FACTS

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

Patio · 168 ft²

Porch · 306 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 27, 2002	Financing	Grant Deed			\$79K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Frost Elementary School	Elementary	KG–5	1.6 mi
Briscoe Junior High School	Middle	7–8	3.8 mi
Foster High School	High	9–12	3.8 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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