

Single Family Residence **RESIDENTIAL**

2207 GRAND RIVER DR

RICHMOND, TX 77406

\$1,131,490 TopHap Estimate · \$230 / ft² · confidence 91 · as of Jul 14, 2026



3

BEDS

2

BATHS

4,930 ft²

LIVING AREA

2.81 ac

LOT SIZE

2000

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$1.1M

\$1M low

\$1.2M high

Est. Owner Equity

\$906,490

Loan-to-Value

19%

TAX & ASSESSMENT

Property Tax	\$13,547 (2025)
Assessed Value	\$1,020,757
Previous Assessed	\$1,020,757
Assessor Market Value	\$1,044,700

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	Fort Bend
Lot (acres)	2.81
Foundation	Mat/Raft Foundation (Slab)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	Pool W/Hot Tub/Spa

Patio · 480 ft²

Porch · 1,439 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jan 19, 2021	Financing	Intrafamily Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Frost Elementary School	Elementary	KG–5	1.3 mi
Briscoe Junior High School	Middle	7–8	3.1 mi
Foster High School	High	9–12	3.1 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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