

Single Family Residence **RESIDENTIAL**

3219 RIVER FOREST DR

RICHMOND, TX 77406

\$1,127,140 TopHap Estimate · \$352 / ft² · confidence 91 · as of Jun 23, 2026



4

BEDS

3

BATHS

3,200 ft²

LIVING AREA

1.25 ac

LOT SIZE

2003

YEAR BUILT

2

STORIES

9

PARKING

VALUATION

\$1.1M

\$1M low

\$1.2M high

Est. Owner Equity

\$868,940

Loan-to-Value

23%

TAX & ASSESSMENT

Property Tax	\$14,666 (2025)
Assessed Value	\$1,096,131
Previous Assessed	\$1,096,131
Assessor Market Value	\$1,157,281

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	Fort Bend
Lot (acres)	1.25
Foundation	Mat/Raft Foundation (Slab)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Mixed
Pool	Yes

Patio · 150 ft²

Porch · 282 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 26, 2014	Financing	Venders Lien			\$58K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Briscoe Junior High School	Middle	7–8	1.6 mi
Foster High School	High	9–12	1.8 mi
Frost Elementary School	Elementary	KG–5	3.4 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.

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 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.

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 OWNERSHIP

Occupancy	Owner occupied
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