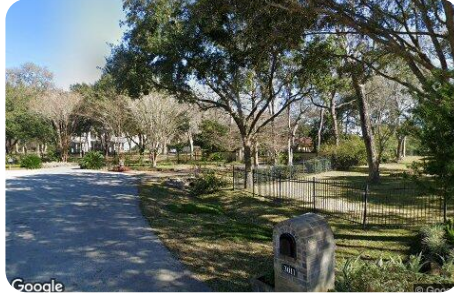


Single Family Residence **RESIDENTIAL**

3011 RIVER FOREST DR

RICHMOND, TX 77406

\$993,122 TopHap Estimate · \$199 / ft² · confidence 90 · as of Jul 14, 2026



4

BEDS

3

BATHS

4,998 ft²

LIVING AREA

1.5 ac

LOT SIZE

2000

YEAR BUILT

1

STORIES

7

PARKING

VALUATION

\$993K

\$896K low

\$1.1M high

Est. Owner Equity

\$221,122

Loan-to-Value

79%

TAX & ASSESSMENT

Property Tax	\$13,606 (2025)
Assessed Value	\$1,024,700
Previous Assessed	\$1,024,700
Assessor Market Value	\$1,024,700

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	Fort Bend
Lot (acres)	1.50
Foundation	Mat/Raft Foundation (Slab)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Mixed
Pool	Yes

Porch · 970 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 29, 2024	Financing	Venders Lien			\$772K
Jun 22, 2020	Recorded document	Warranty Deed			
Mar 2, 2015	Financing	Warranty Deed			\$417K
Sep 28, 2007	Financing	Warranty Deed			\$417K
Dec 14, 2006	Financing	Trustees Deed			\$1.4M
May 9, 2000	Financing	Grant Deed			\$400K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Briscoe Junior High School	Middle	7–8	1.9 mi
Foster High School	High	9–12	2.0 mi
Frost Elementary School	Elementary	KG–5	3.2 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



Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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