

Single Family Residence **RESIDENTIAL**

3110 RIVER FOREST DR

RICHMOND, TX 77406

\$1,942,857 TopHap Estimate · \$400 / ft² · confidence 92 · as of Jul 14, 2026



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BEDS

4

BATHS

4,856 ft²

LIVING AREA

2.53 ac

LOT SIZE

2000

YEAR BUILT

1

STORIES

12

PARKING

VALUATION

\$1.9M

\$1.8M low

\$2.1M high

Est. Owner Equity

\$542,857

Loan-to-Value

77%

TAX & ASSESSMENT

Property Tax	\$26,227 (2025)
Assessed Value	\$1,874,878
Previous Assessed	\$1,874,878
Assessor Market Value	\$1,874,878

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	Fort Bend
Lot (acres)	2.53
Foundation	Mat/Raft Foundation (Slab)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Mixed
Pool	Pool W/Hot Tub/Spa

Patio · 320 ft²

Porch · 773 ft²

Outdoor kitchen

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 22, 2025	Financing	Intrafamily Transfer			
Apr 28, 2023	Financing	Venders Lien			\$1.4M
Oct 27, 2011	Financing	Warranty Deed			\$417K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Briscoe Junior High School	Middle	7–8	1.7 mi
Foster High School	High	9–12	1.9 mi
Frost Elementary School	Elementary	KG–5	3.3 mi

District: Lamar Consolidated Independent School District



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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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