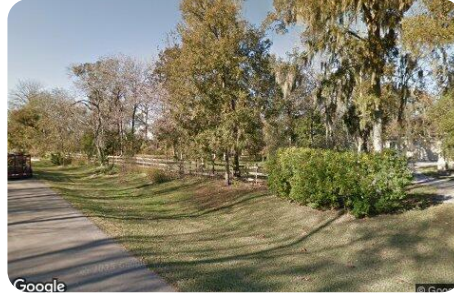
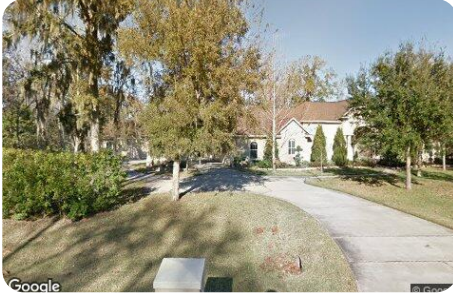


Single Family Residence **RESIDENTIAL**

5218 WINDING RIVER RD

RICHMOND, TX 77406

\$1,594,004 TopHap Estimate · \$362 / ft² · confidence 92 · as of Jul 14, 2026



4

BEDS

3

BATHS

4,398 ft²

LIVING AREA

1.62 ac

LOT SIZE

2004

YEAR BUILT

1

STORIES

5

PARKING

VALUATION

\$1.6M

\$1.5M low

\$1.7M high

Est. Owner Equity

\$894,004

Loan-to-Value

45%

TAX & ASSESSMENT

Property Tax	\$8,878 (2025)
Assessed Value	\$1,401,091
Previous Assessed	\$1,401,091
Assessor Market Value	\$1,632,378

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	Fort Bend
Lot (acres)	1.62
Foundation	Mat/Raft Foundation (Slab)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Mixed
Pool	Pool W/Hot Tub/Spa

Patio · 28 ft²

Porch · 1,114 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 15, 2002	Recorded document	Grant Deed			
May 22, 2001	Recorded document	Grant Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Briscoe Junior High School	Middle	7–8	1.5 mi
Foster High School	High	9–12	1.7 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

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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