

Single Family Residence **RESIDENTIAL**

852 ROCKY RIVER RD

HOUSTON, TX 77056

\$3,494,878 TopHap Estimate · \$555 / ft² · confidence 91 · as of Jul 14, 2026



5
BEDS

7
BATHS

6,301 ft²
LIVING AREA

0.39 ac
LOT SIZE

2000
YEAR BUILT

1
STORIES

12
ROOMS

3
PARKING

VALUATION

\$3.5M

\$3.2M low

\$3.8M high

Last Sale

\$1,500,000 · Aug 28, 2018

Est. Owner Equity

\$2,163,020

Loan-to-Value

46%

TAX & ASSESSMENT

Property Tax	\$41,264 (2025)
Assessed Value	\$2,495,000
Previous Assessed	\$2,284,114
Assessor Market Value	\$2,495,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Traditional/Old
County	HARRIS
Lot (acres)	0.39
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes
View	Neighborhood

Porch · 377 ft²

Outdoor kitchen

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 22, 2018	Financing	Intrafamily Transfer			\$1.2M
Jun 27, 2018	Recorded document	Warranty Deed			
Mar 2, 2000	Financing	Grant Deed			\$600K
Nov 16, 1999	Recorded document	Grant Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Tanglewood Middle School	Middle	6–8	0.6 mi
Briargrove Elementary School	Elementary	EE–5	1.5 mi
Lee High School	High	9–12	2.8 mi

District: Houston 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 77056

149 CRIME INDEX	87 AIR POLLUTION	24,895 POPULATION	\$119K 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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