

Single Family Residence **RESIDENTIAL**

1727 GRAND RIVER DR

RICHMOND, TX 77406

\$1,097,948 TopHap Estimate · \$233 / ft² · confidence 88 · as of Jul 14, 2026



4

BEDS

4

BATHS

4,720 ft²

LIVING AREA

2.27 ac

LOT SIZE

2005

YEAR BUILT

1

STORIES

4

PARKING

VALUATION

\$1.1M

\$968K low

\$1.2M high

Est. Owner Equity

\$180,948

Loan-to-Value

80%

TAX & ASSESSMENT

Property Tax	\$6,885 (2025)
Assessed Value	\$897,107
Previous Assessed	\$897,107
Assessor Market Value	\$1,084,494

PROPERTY FACTS

Property Type	Single Family Residence
County	Fort Bend
Lot (acres)	2.27
Foundation	Concrete
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Mixed
Pool	Pool W/Hot Tub/Spa

Patio · 380 ft²

Porch · 494 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 31, 2015	Quitclaim	Quit Claim Transfer			\$500K
Jun 12, 2014	Financing	Warranty Deed			\$417K
Apr 7, 2006	Financing	Warranty Deed			\$190K
Mar 28, 2005	Financing	Deed			\$374K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Frost Elementary School	Elementary	KG–5	1.5 mi
Briscoe Junior High School	Middle	7–8	3.4 mi
Foster High School	High	9–12	3.5 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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