

Single Family Residence **RESIDENTIAL**

447 RICHMOND PLACE DR

RICHMOND, TX 77469

\$310,629 TopHap Estimate · \$160 / ft² · confidence 96 · as of Jul 14, 2026



2
BEDS

2
BATHS

1,947 ft²
LIVING AREA

0.17 ac
LOT SIZE

2003
YEAR BUILT

1
STORIES

2
PARKING

VALUATION

\$311K

\$299K low

\$323K high

Est. Owner Equity

\$163,170

Loan-to-Value

49%

TAX & ASSESSMENT

Property Tax	\$2,145 (2025)
Assessed Value	\$275,436
Previous Assessed	\$275,436
Assessor Market Value	\$275,436

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	Fort Bend
Lot (acres)	0.17
Foundation	Mat/Raft Foundation (Slab)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Porch · 94 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 17, 2015	Quitclaim	Quit Claim Transfer			
Apr 28, 2015	Financing	Warranty Deed			\$176K
Dec 9, 2004	Financing	Warranty Deed			\$135K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Long Elementary School	Elementary	KG–5	1.0 mi
Lamar Junior High School	Middle	7–8	1.2 mi
Lamar Consolidated High School	High	9–12	1.4 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 77469

112 CRIME INDEX	86 AIR POLLUTION	66,911 POPULATION	\$95K 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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