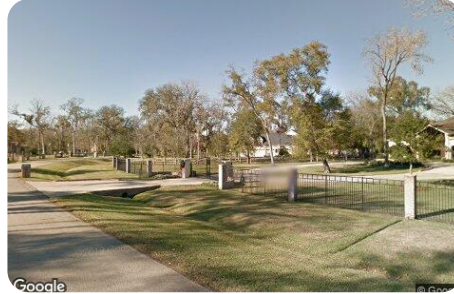


Single Family Residence **RESIDENTIAL**

# 3302 WILD RIVER DR

RICHMOND, TX 77406

**\$1,461,691** TopHap Estimate · \$261 / ft<sup>2</sup> · confidence 92 · as of Jul 14, 2026



**4**

BEDS

**3**

BATHS

**5,590 ft<sup>2</sup>**

LIVING AREA

**2.22 ac**

LOT SIZE

**2006**

YEAR BUILT

**1**

STORIES

**11**

PARKING

## VALUATION

**\$1.5M**

\$1.3M low

\$1.6M high

Est. Owner Equity

**\$0**

Loan-to-Value

**179%**

## TAX & ASSESSMENT

|                       |                 |
|-----------------------|-----------------|
| Property Tax          | \$27,152 (2025) |
| Assessed Value        | \$1,937,200     |
| Previous Assessed     | \$1,937,200     |
| Assessor Market Value | \$1,937,200     |

## PROPERTY FACTS

|               |                            |
|---------------|----------------------------|
| Property Type | Single Family Residence    |
| County        | Fort Bend                  |
| Lot (acres)   | 2.22                       |
| Foundation    | Mat/Raft Foundation (Slab) |
| Heating       | Central                    |
| Cooling       | Central                    |
| Fireplace     | Yes                        |
| Garage        | Mixed                      |
| Pool          | Pool W/Hot Tub/Spa         |

Porch · 2,590 ft²

Outdoor kitchen

## TRANSACTION HISTORY

| DATE        | TYPE      | DEED                 | PRICE | \$/FT² | LOAN   |
|-------------|-----------|----------------------|-------|--------|--------|
| Dec 5, 2024 | Financing | Intrafamily Transfer |       |        | \$1.2M |
| Dec 6, 2021 | Financing | Warranty 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   | 3.5 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<br>CRIME INDEX | 85<br>AIR POLLUTION | 70,172<br>POPULATION | \$136K<br>MEDIAN IN-COME | 69°F<br>AVG TEMP | 58%<br>SUNSHINE |
|-------------------|---------------------|----------------------|--------------------------|------------------|-----------------|

Index values: 100 = US average; lower is better.

### OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|