

Single Family Residence **RESIDENTIAL**

523 SUNNY RIVER LN

RICHMOND, TX 77406

\$467,731 TopHap Estimate · \$132 / ft² · confidence 94 · as of Jul 14, 2026



5
BEDS

3
BATHS

3,550 ft²
LIVING AREA

0.18 ac
LOT SIZE

2004
YEAR BUILT

2
STORIES

2
PARKING

VALUATION

\$468K

\$440K low

\$495K high

Est. Owner Equity

\$177,981

Loan-to-Value

59%

TAX & ASSESSMENT

Property Tax	\$4,859 (2025)
Assessed Value	\$435,450
Previous Assessed	\$435,450
Assessor Market Value	\$436,652

PROPERTY FACTS

Property Type	Single Family Residence
County	Fort Bend
Lot (acres)	0.18
Foundation	Mat/Raft Foundation (Slab)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Detached
Pool	No

Patio · 70 ft²

Porch · 750 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 2, 2015	Financing	Venders Lien			\$290K
Aug 10, 2007	Financing	Venders Lien			\$250K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Austin Elementary School	Elementary	PK–5	1.3 mi
Briscoe Junior High School	Middle	7–8	4.2 mi
Foster High School	High	9–12	4.3 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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