

Single Family Residence **RESIDENTIAL**

# 2618 FALLING FOREST CT

RICHMOND, TX 77406

**\$385,034** TopHap Estimate · \$137 / ft<sup>2</sup> · confidence 96 · as of Jul 14, 2026



**4**

BEDS

**3**

BATHS

**2,818 ft<sup>2</sup>**

LIVING AREA

**0.16 ac**

LOT SIZE

**2001**

YEAR BUILT

**2**

STORIES

**2**

PARKING

## VALUATION

**\$385K**

\$371K low

\$399K high

Est. Owner Equity

**\$137,534**

Loan-to-Value

**62%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$4,328 (2025) |
| Assessed Value        | \$404,677      |
| Previous Assessed     | \$404,677      |
| Assessor Market Value | \$415,253      |

## PROPERTY FACTS

|               |                            |
|---------------|----------------------------|
| Property Type | Single Family Residence    |
| Style         | Conventional               |
| County        | Fort Bend                  |
| Lot (acres)   | 0.16                       |
| Foundation    | Mat/Raft Foundation (Slab) |
| Roof          | Composition Shingle        |
| Heating       | Central                    |
| Cooling       | Central                    |
| Fireplace     | Yes                        |
| Garage        | Garage, Attached           |
| Pool          | No                         |

Patio · 100 ft²

Porch · 282 ft²

Outdoor kitchen

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED          | PRICE     | \$/FT² | LOAN   |
|--------------|-------------------|---------------|-----------|--------|--------|
| Aug 30, 2019 | Financing         | Warranty Deed |           |        | \$262K |
| Dec 13, 2010 | Financing         | Warranty Deed |           |        | \$191K |
| May 9, 2008  | Financing         | Grant Deed    |           |        | \$120K |
| Apr 1, 2008  | Non-arms-length   | Trustees Deed | \$146,250 | \$52   |        |
| Dec 16, 2002 | Financing         | Grant Deed    |           |        | \$143K |
| Dec 16, 2002 | Recorded document | Grant Deed    |           |        |        |
| Jun 26, 2001 | Financing         | Grant Deed    |           |        | \$127K |

## ASSIGNED SCHOOLS

| SCHOOL                     | LEVEL      | GRADES | DISTANCE |
|----------------------------|------------|--------|----------|
| Frost Elementary School    | Elementary | KG–5   | 1.2 mi   |
| Briscoe Junior High School | Middle     | 7–8    | 3.6 mi   |

|                    |      |      |        |
|--------------------|------|------|--------|
| Foster High School | High | 9–12 | 3.6 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 |
|-----------|----------------|