

Single Family Residence **RESIDENTIAL**

# 2719 FALLING FOREST CT

RICHMOND, TX 77406

**\$369,653** TopHap Estimate · \$180 / ft<sup>2</sup> · confidence 93 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**2,054 ft<sup>2</sup>**

LIVING AREA

**0.24 ac**

LOT SIZE

**2001**

YEAR BUILT

**1**

STORIES

**2**

PARKING

## VALUATION

**\$370K**

\$345K low

\$395K high

Last Sale

**\$458,650 · Aug 28, 2025**

Est. Owner Equity

**\$369,653**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$8,172 (2024) |
| Assessed Value        | \$362,928      |
| Previous Assessed     | \$375,912      |
| Assessor Market Value | \$362,928      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Conventional            |
| County        | FORT BEND               |
| Lot (acres)   | 0.24                    |
| Roof          | Composition Shingle     |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Garage        | Garage, Attached        |
| Pool          | Yes                     |

Gazebo

Patio · 250 ft²

Porch · 95 ft²

## TRANSACTION HISTORY

| DATE         | TYPE            | DEED          | PRICE     | \$/FT² | LOAN   |
|--------------|-----------------|---------------|-----------|--------|--------|
| Aug 25, 2025 | Financing       | Venders Lien  |           |        | \$183K |
| Aug 28, 2025 | Financing       | Venders Lien  |           |        | \$345K |
| Jun 23, 2014 | Financing       | Venders Lien  |           |        | \$183K |
| Apr 22, 2014 | Non-arms-length | Trustees Deed | \$178,000 | \$87   |        |
| Jul 6, 2005  | Financing       | Venders Lien  |           |        | \$185K |
| Jun 26, 2001 | Financing       | Grant Deed    |           |        | \$161K |

## ASSIGNED SCHOOLS

| SCHOOL                     | LEVEL      | GRADES | DISTANCE |
|----------------------------|------------|--------|----------|
| Frost Elementary School    | Elementary | KG–5   | 1.2 mi   |
| Briscoe Junior High School | Middle     | 7–8    | 3.5 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

|                          |                            |                             |                                 |                         |                        |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>69</b><br>CRIME INDEX | <b>85</b><br>AIR POLLUTION | <b>70,172</b><br>POPULATION | <b>\$136K</b><br>MEDIAN IN-COME | <b>69°F</b><br>AVG TEMP | <b>58%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

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

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|