

Single Family Residence **RESIDENTIAL**

# 86 RICHARDSON CT

FORTSON, GA 31808

**\$409,683** TopHap Estimate · \$158 / ft<sup>2</sup> · confidence 92 · as of Jul 14, 2026



**4**

BEDS

**3**

BATHS

**2,595 ft<sup>2</sup>**

LIVING AREA

**2.89 ac**

LOT SIZE

**2013**

YEAR BUILT

**1**

STORIES

**7**

ROOMS

## VALUATION

**\$410K**

**\$376K low**

**\$443K high**

Last Sale

**\$271,000 · Apr 22, 2016**

Est. Owner Equity

**\$113,683**

Loan-to-Value

**66%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$3,877 (2025) |
| Assessed Value        | \$146,981      |
| Previous Assessed     | \$133,615      |
| Assessor Market Value | \$367,452      |

## PROPERTY FACTS

|               |                                       |
|---------------|---------------------------------------|
| Property Type | Single Family Residence               |
| County        | Harris                                |
| Lot (acres)   | 2.89                                  |
| Construction  | Masonry/Concrete Masonry Units (Cmus) |
| Foundation    | Mat/Raft Foundation (Slab)            |
| Roof          | Composition Shingle                   |
| Heating       | Central                               |
| Cooling       | Central                               |
| Fireplace     | Yes                                   |
| Pool          | Yes                                   |

Porch · 434 ft²

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED          | PRICE     | \$/FT² | LOAN   |
|--------------|--------|---------------|-----------|--------|--------|
| Apr 22, 2016 | Resale | Warranty Deed | \$271,000 | \$104  | \$244K |
| Jun 17, 2013 | Resale | Warranty Deed | \$232,500 | \$90   | \$221K |
| Apr 5, 2010  | Resale | Deed          | \$477,600 | \$184  |        |

## ASSIGNED SCHOOLS

| SCHOOL                              | LEVEL      | GRADES | DISTANCE |
|-------------------------------------|------------|--------|----------|
| New Mountain Hill Elementary School | Elementary | PK-4   | 4.6 mi   |
| Harris County High School           | High       | 9-12   | 8.4 mi   |
| Harris County Carver Middle School  | Middle     | 7-8    | 8.6 mi   |

District: Harris County 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 31808

|                          |                            |                            |                                |                         |                        |
|--------------------------|----------------------------|----------------------------|--------------------------------|-------------------------|------------------------|
| <b>60</b><br>CRIME INDEX | <b>73</b><br>AIR POLLUTION | <b>9,619</b><br>POPULATION | <b>\$97K</b><br>MEDIAN IN-COME | <b>64°F</b><br>AVG TEMP | <b>61%</b><br>SUNSHINE |
|--------------------------|----------------------------|----------------------------|--------------------------------|-------------------------|------------------------|

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

### OWNERSHIP

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