

Residential (General/Single)

RESIDENTIAL

## 5522 W RIVER DR

RICHMOND, TX 77406

**\$363,809**

TopHap Estimate · \$91 / ft<sup>2</sup> · confidence 85 · as of Jun 23, 2026

**3,977 ft<sup>2</sup>**

LIVING AREA

**2 ac**

LOT SIZE

**2024**

YEAR BUILT

**6**

PARKING

### VALUATION

**\$364K**

\$309K low

\$418K high

Est. Owner Equity

**\$0**

Loan-to-Value

**232%**

### TAX & ASSESSMENT

|                       |                       |
|-----------------------|-----------------------|
| Property Tax          | <b>\$3,160 (2025)</b> |
| Assessed Value        | <b>\$373,538</b>      |
| Previous Assessed     | <b>\$373,538</b>      |
| Assessor Market Value | <b>\$373,538</b>      |

## PROPERTY FACTS

|               |                              |
|---------------|------------------------------|
| Property Type | Residential (General/Single) |
| County        | Fort Bend                    |
| Lot (acres)   | 2.00                         |
| Foundation    | Mat/Raft Foundation (Slab)   |
| Heating       | Central                      |
| Cooling       | Central                      |
| Fireplace     | Yes                          |
| Garage        | Mixed                        |
| Pool          | No                           |

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                | PRICE | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|---------------------|-------|--------------------|--------|
| Apr 1, 2010  | Financing | Warranty Deed       |       |                    | \$116K |
| Aug 1, 2006  | Quitclaim | Quit Claim Transfer |       |                    |        |
| Feb 4, 2004  | Financing | Grant Deed          |       |                    | \$140K |
| Dec 26, 2002 | Financing | Grant Deed          |       |                    | \$133K |

## ASSIGNED SCHOOLS

| SCHOOL                     | LEVEL      | GRADES | DISTANCE |
|----------------------------|------------|--------|----------|
| Briscoe Junior High School | Middle     | 7–8    | 0.8 mi   |
| Foster High School         | High       | 9–12   | 0.8 mi   |
| Frost Elementary School    | Elementary | KG–5   | 3.2 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>Absentee owner</b> |
|-----------|-----------------------|