

Single Family Residence **RESIDENTIAL**

# 4511 RIVER FOREST DR

RICHMOND, TX 77406

**\$1,328,360** TopHap Estimate · \$329 / ft² · confidence 93 · as of Jul 14, 2026



**5**

BEDS

**6**

BATHS

**4,037 ft²**

LIVING AREA

**3.24 ac**

LOT SIZE

**2016**

YEAR BUILT

**2**

STORIES

**2**

PARKING

## VALUATION

**\$1.3M**

\$1.2M low

\$1.4M high

Est. Owner Equity

**\$222,264**

Loan-to-Value

**85%**

## TAX & ASSESSMENT

|                       |                 |
|-----------------------|-----------------|
| Property Tax          | \$15,553 (2025) |
| Assessed Value        | \$1,155,883     |
| Previous Assessed     | \$1,155,883     |
| Assessor Market Value | \$1,155,883     |

## PROPERTY FACTS

|               |                            |
|---------------|----------------------------|
| Property Type | Single Family Residence    |
| County        | Fort Bend                  |
| Lot (acres)   | 3.24                       |
| Foundation    | Mat/Raft Foundation (Slab) |
| Heating       | Central                    |
| Cooling       | Central                    |
| Fireplace     | Yes                        |
| Garage        | Garage, Attached           |
| Pool          | No                         |

Patio · 80 ft²

Porch · 439 ft²

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED          | PRICE | \$/FT² | LOAN   |
|--------------|-------------------|---------------|-------|--------|--------|
| Nov 24, 2015 | Financing         | Trustees Deed |       |        | \$484K |
| Jun 12, 2014 | Recorded document | Warranty Deed |       |        |        |

## ASSIGNED SCHOOLS

| SCHOOL                     | LEVEL      | GRADES | DISTANCE |
|----------------------------|------------|--------|----------|
| Foster High School         | High       | 9–12   | 0.9 mi   |
| Briscoe Junior High School | Middle     | 7–8    | 0.9 mi   |
| Frost Elementary School    | Elementary | KG–5   | 3.1 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> |
|-----------|-----------------------|