

Single Family Residence **RESIDENTIAL**

# 3502 RIVER FOREST DR

RICHMOND, TX 77406

**\$1,571,111** TopHap Estimate · \$329 / ft<sup>2</sup> · confidence 92 · as of Jul 14, 2026



**4**  
BEDS

**4**  
BATHS

**4,780 ft<sup>2</sup>**  
LIVING AREA

**2 ac**  
LOT SIZE

**2015**  
YEAR BUILT

**1**  
STORIES

**4**  
PARKING

## VALUATION

**\$1.6M**

\$1.4M low

\$1.7M high

Est. Owner Equity

**\$1,060,711**

Loan-to-Value

**31%**

## TAX & ASSESSMENT

|                       |                 |
|-----------------------|-----------------|
| Property Tax          | \$11,641 (2025) |
| Assessed Value        | \$1,498,027     |
| Previous Assessed     | \$1,498,027     |
| Assessor Market Value | \$1,668,177     |

## PROPERTY FACTS

|               |                            |
|---------------|----------------------------|
| Property Type | Single Family Residence    |
| County        | Fort Bend                  |
| Lot (acres)   | 2.00                       |
| Foundation    | Mat/Raft Foundation (Slab) |
| Roof          | Composition Shingle        |
| Heating       | Central                    |
| Cooling       | Central                    |
| Fireplace     | Yes                        |
| Garage        | Garage, Attached           |
| Pool          | Pool W/Hot Tub/Spa         |

Porch · 758 ft²

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED          | PRICE | \$/FT² | LOAN   |
|--------------|-------------------|---------------|-------|--------|--------|
| May 6, 2019  | Recorded document | Warranty Deed |       |        |        |
| Sep 6, 2017  | Financing         | Venders Lien  |       |        | \$424K |
| Aug 26, 2015 | Financing         | Trustees Deed |       |        | \$411K |
| Aug 20, 2014 | Recorded document | Grant Deed    |       |        |        |
| Aug 5, 2010  | Recorded document | Warranty Deed |       |        |        |
| Jul 29, 2009 | Recorded document | Warranty Deed |       |        |        |
| Sep 7, 2005  | Financing         | Venders Lien  |       |        | \$144K |
| Dec 17, 2002 | Financing         | Grant Deed    |       |        | \$100K |
| Feb 21, 2002 | Recorded document | Grant Deed    |       |        |        |

## ASSIGNED SCHOOLS

| SCHOOL                     | LEVEL      | GRADES | DISTANCE |
|----------------------------|------------|--------|----------|
| Briscoe Junior High School | Middle     | 7–8    | 1.3 mi   |
| Foster High School         | High       | 9–12   | 1.4 mi   |
| Frost Elementary School    | Elementary | KG–5   | 3.4 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 | Owner occupied |
|-----------|----------------|