

Single Family Residence **RESIDENTIAL**

# 2723 MISTY RIVER LN

RICHMOND, TX 77406

**\$456,464** TopHap Estimate · \$136 / ft<sup>2</sup> · confidence 96 · as of Jul 14, 2026



**4**  
BEDS

**4**  
BATHS

**3,353 ft<sup>2</sup>**  
LIVING AREA

**0.22 ac**  
LOT SIZE

**2018**  
YEAR BUILT

**2**  
STORIES

**2**  
PARKING

## VALUATION

**\$456K**

\$437K low

\$476K high

Est. Owner Equity

**\$173,964**

Loan-to-Value

**64%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$2,288 (2025) |
| Assessed Value        | \$479,426      |
| Previous Assessed     | \$479,426      |
| Assessor Market Value | \$534,958      |

## PROPERTY FACTS

|               |                            |
|---------------|----------------------------|
| Property Type | Single Family Residence    |
| County        | Fort Bend                  |
| Lot (acres)   | 0.21                       |
| Foundation    | Mat/Raft Foundation (Slab) |
| Heating       | Central                    |
| Cooling       | Central                    |
| Fireplace     | Yes                        |
| Garage        | Garage, Attached           |
| Pool          | Pool W/Hot Tub/Spa         |

Porch · 351 ft²

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                | PRICE | \$/FT² | LOAN   |
|--------------|-----------|---------------------|-------|--------|--------|
| May 17, 2019 | Financing | Venders Lien        |       |        | \$229K |
| Dec 19, 2018 | Financing | Grant Deed          |       |        | \$125M |
| Mar 5, 2018  | Financing | Grant Deed          |       |        | \$75M  |
| Feb 7, 2018  | Quitclaim | Quit Claim Transfer |       |        |        |
| Mar 28, 2011 | Financing | Mortgage            |       |        | \$4.3M |

## ASSIGNED SCHOOLS

| SCHOOL                     | LEVEL      | GRADES | DISTANCE |
|----------------------------|------------|--------|----------|
| Austin Elementary School   | Elementary | PK–5   | 1.6 mi   |
| Briscoe Junior High School | Middle     | 7–8    | 3.9 mi   |
| Foster High School         | High       | 9–12   | 4.0 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> |
|-----------|-----------------------|