

Single Family Residence **RESIDENTIAL**

8906 CRESTING RIDGE DR

RICHMOND, TX 77406

\$804,634 TopHap Estimate · \$218 / ft² · confidence 93 · as of Jun 25, 2026



4

BEDS

3

BATHS

3,691 ft²

LIVING AREA

0.5 ac

LOT SIZE

2015

YEAR BUILT

1

STORIES

3

PARKING

VALUATION

\$805K

\$750K low

\$859K high

Est. Owner Equity

\$259,594

Loan-to-Value

68%

TAX & ASSESSMENT

Property Tax	\$9,038 (2025)
Assessed Value	\$716,988
Previous Assessed	\$716,988
Assessor Market Value	\$716,988

PROPERTY FACTS

Property Type	Single Family Residence
County	Fort Bend
Lot (acres)	0.50
Foundation	Mat/Raft Foundation (Slab)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	Pool W/Hot Tub/Spa

Patio · 356 ft²

Porch · 300 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 3, 2026	Financing	Intrafamily Transfer			
Dec 21, 2017	Financing	Venders Lien			\$545K
May 28, 2015	Financing	Special Warranty Deed			\$445K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Adolphus Elementary School	Elementary	PK-5	1.1 mi
Foster High School	High	9-12	4.0 mi
Briscoe Junior High School	Middle	7-8	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

69 CRIME INDEX	85 AIR POLLUTION	70,172 POPULATION	\$136K MEDIAN IN-COME	69°F AVG TEMP	58% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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