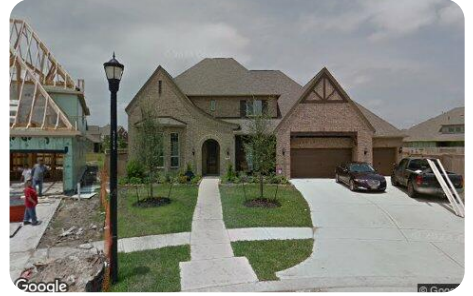


Single Family Residence **RESIDENTIAL**

9806 RESTON RIVER LN

CYPRESS, TX 77433

\$865,056 TopHap Estimate · \$172 / ft² · confidence 94 · as of Jul 14, 2026



4
BEDS

4.5
BATHS

5,018 ft²
LIVING AREA

0.22 ac
LOT SIZE

2015
YEAR BUILT

2
STORIES

10
ROOMS

2
PARKING

VALUATION

\$865K

\$817K low

\$914K high

Last Sale

\$589,100 · Sep 21, 2015

Est. Owner Equity

\$194,622

Loan-to-Value

78%

TAX & ASSESSMENT

Property Tax	\$16,703 (2025)
Assessed Value	\$779,000
Previous Assessed	\$750,307
Assessor Market Value	\$779,000

PROPERTY FACTS

Property Type	Single Family Residence
County	HARRIS
Lot (acres)	0.22
Construction	Brick
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

Porch · 297 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 11, 2015	Financing	Warranty Deed			\$397K
Feb 9, 2015	Recorded document	Grant Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Smith Middle School	Middle	6–8	1.1 mi
Warner Elementary School	Elementary	PK–5	1.1 mi
Cypress Ranch High School	High	9–12	1.3 mi

District: Cypress-Fairbanks 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 77433

15 CRIME INDEX	91 AIR POLLUTION	116,439 POPULATION	\$133K MEDIAN IN-COME	68°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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