

Single Family Residence **RESIDENTIAL**

# 7807 LAGO RIVER LN

RICHMOND, TX 77407

**\$446,252** TopHap Estimate · \$142 / ft<sup>2</sup> · confidence 96 · as of Jul 14, 2026



**4**

BEDS

**3**

BATHS

**3,137 ft<sup>2</sup>**

LIVING AREA

**0.14 ac**

LOT SIZE

**2015**

YEAR BUILT

**2**

STORIES

**2**

PARKING

## VALUATION

**\$446K**

\$428K low

\$465K high

Est. Owner Equity

**\$47,252**

Loan-to-Value

**90%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$5,423 (2025) |
| Assessed Value        | \$458,212      |
| Previous Assessed     | \$458,212      |
| Assessor Market Value | \$458,212      |

## PROPERTY FACTS

|               |                            |
|---------------|----------------------------|
| Property Type | Single Family Residence    |
| County        | Fort Bend                  |
| Lot (acres)   | 0.14                       |
| Foundation    | Mat/Raft Foundation (Slab) |
| Roof          | Composition Shingle        |
| Heating       | Central                    |
| Cooling       | Central                    |
| Fireplace     | Yes                        |
| Garage        | Garage, Attached           |
| Pool          | No                         |

Porch · 209 ft²

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED         | PRICE | \$/FT² | LOAN   |
|--------------|-----------|--------------|-------|--------|--------|
| Feb 22, 2022 | Financing | Venders Lien |       |        | \$399K |
| Dec 1, 2015  | Financing | Grant Deed   |       |        | \$319K |
| Aug 10, 2015 | Financing | Grant Deed   |       |        | \$254K |

## ASSIGNED SCHOOLS

| SCHOOL                        | LEVEL      | GRADES | DISTANCE |
|-------------------------------|------------|--------|----------|
| David Crockett Middle School  | Middle     | 6–8    | 0.5 mi   |
| Juan Seguin Elementary School | Elementary | PK–5   | 0.7 mi   |
| George Bush High School       | High       | 9–12   | 2.8 mi   |

District: Fort Bend 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 77407

|                                      |                                        |                                         |                                             |                                     |                                    |
|--------------------------------------|----------------------------------------|-----------------------------------------|---------------------------------------------|-------------------------------------|------------------------------------|
| <div>69</div> <div>CRIME INDEX</div> | <div>85</div> <div>AIR POLLUTION</div> | <div>87,082</div> <div>POPULATION</div> | <div>\$106K</div> <div>MEDIAN IN-COME</div> | <div>69°F</div> <div>AVG TEMP</div> | <div>58%</div> <div>SUNSHINE</div> |
|--------------------------------------|----------------------------------------|-----------------------------------------|---------------------------------------------|-------------------------------------|------------------------------------|

Index values: 100 = US average; lower is better.

OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|