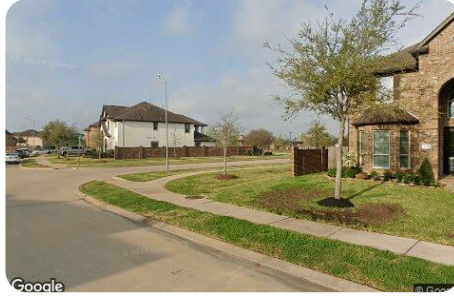


Single Family Residence **RESIDENTIAL**

8818 ANDES RIDGE LN

RICHMOND, TX 77407

\$717,621 TopHap Estimate · \$137 / ft² · confidence 94 · as of Jul 14, 2026



4

BEDS

3

BATHS

5,228 ft²

LIVING AREA

0.22 ac

LOT SIZE

2016

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$718K

\$678K low

\$758K high

Est. Owner Equity

\$517,621

Loan-to-Value

28%

TAX & ASSESSMENT

Property Tax	\$2,503 (2025)
Assessed Value	\$695,800
Previous Assessed	\$695,800
Assessor Market Value	\$695,800

PROPERTY FACTS

Property Type	Single Family Residence
County	Fort Bend
Lot (acres)	0.22
Foundation	Mat/Raft Foundation (Slab)
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Porch · 947 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 19, 2016	Financing	Grant Deed			\$200K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
James Patterson Elementary School	Elementary	PK–5	0.2 mi
David Crockett Middle School	Middle	6–8	1.3 mi
George Bush High School	High	9–12	2.1 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

69 CRIME INDEX	85 AIR POLLUTION	87,082 POPULATION	\$106K 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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