

Single Family Residence **RESIDENTIAL**

7818 LAGO RIVER LN

RICHMOND, TX 77407

\$450,151 TopHap Estimate · \$151 / ft² · confidence 95 · as of Jul 14, 2026



4
BEDS

4
BATHS

2,979 ft²
LIVING AREA

0.15 ac
LOT SIZE

2017
YEAR BUILT

2
STORIES

2
PARKING

VALUATION

\$450K

\$430K low

\$471K high

Est. Owner Equity

\$182,703

Loan-to-Value

60%

TAX & ASSESSMENT

Property Tax	\$2,005 (2025)
Assessed Value	\$445,687
Previous Assessed	\$445,687
Assessor Market Value	\$445,687

PROPERTY FACTS

Property Type	Single Family Residence
County	Fort Bend
Lot (acres)	0.15
Foundation	Mat/Raft Foundation (Slab)
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Porch · 137 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 5, 2017	Financing	Warranty Deed			\$267K
Apr 3, 2016	Recorded document	Grant Deed			
Apr 3, 2017	Financing	Loan Modification			\$25M

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
David Crockett Middle School	Middle	6–8	0.5 mi
Juan Seguin Elementary School	Elementary	PK–5	0.8 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

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

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

OWNERSHIP

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