

Single Family Residence **RESIDENTIAL**

2806 GARDEN RIVER LN

RICHMOND, TX 77406

\$342,160 TopHap Estimate · \$143 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

2

BATHS

2,394 ft²

LIVING AREA

0.15 ac

LOT SIZE

2016

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$342K

\$324K low

\$360K high

Est. Owner Equity

\$97,452

Loan-to-Value

73%

TAX & ASSESSMENT

Property Tax	\$5,818 (2025)
Assessed Value	\$370,822
Previous Assessed	\$370,822
Assessor Market Value	\$370,822

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 · 184 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 29, 2018	Financing	Warranty Deed			\$253K
May 23, 2018	Recorded document	Grant Deed			
Oct 6, 2017	Quitclaim	Quit Claim Transfer			
Feb 21, 2017	Recorded document	Warranty Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Austin Elementary School	Elementary	PK–5	2.1 mi
Briscoe Junior High School	Middle	7–8	4.2 mi
Foster High School	High	9–12	4.3 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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