

Single Family Residence **RESIDENTIAL**

## 2926 RIVER FLOWER LN

RICHMOND, TX 77406

**\$347,344** TopHap Estimate · \$145 / ft<sup>2</sup> · confidence 96 · as of Jul 14, 2026



**4**

BEDS

**2**

BATHS

**2,388 ft<sup>2</sup>**

LIVING AREA

**0.18 ac**

LOT SIZE

**2017**

YEAR BUILT

**1**

STORIES

**2**

PARKING

### VALUATION

**\$347K**

\$332K low

\$362K high

Est. Owner Equity

**\$131,344**

Loan-to-Value

**62%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$5,791 (2025) |
| Assessed Value        | \$369,129      |
| Previous Assessed     | \$369,129      |
| Assessor Market Value | \$369,129      |

## PROPERTY FACTS

|               |                            |
|---------------|----------------------------|
| Property Type | Single Family Residence    |
| County        | Fort Bend                  |
| Lot (acres)   | 0.18                       |
| Foundation    | Mat/Raft Foundation (Slab) |
| Heating       | Central                    |
| Cooling       | Central                    |
| Fireplace     | Yes                        |
| Garage        | Garage, Attached           |
| Pool          | No                         |

Patio · 405 ft²

Porch · 190 ft²

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED         | PRICE | \$/FT² | LOAN   |
|--------------|-------------------|--------------|-------|--------|--------|
| Oct 13, 2020 | Financing         | Venders Lien |       |        | \$216K |
| Dec 1, 2017  | Financing         | Venders Lien |       |        | \$199K |
| Jun 13, 2017 | Recorded document | Grant Deed   |       |        |        |

## ASSIGNED SCHOOLS

| SCHOOL                     | LEVEL      | GRADES | DISTANCE |
|----------------------------|------------|--------|----------|
| Austin Elementary School   | Elementary | PK–5   | 2.3 mi   |
| Briscoe Junior High School | Middle     | 7–8    | 4.1 mi   |
| Foster High School         | High       | 9–12   | 4.2 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

|                          |                            |                             |                                 |                         |                        |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>69</b><br>CRIME INDEX | <b>85</b><br>AIR POLLUTION | <b>70,172</b><br>POPULATION | <b>\$136K</b><br>MEDIAN IN-COME | <b>69°F</b><br>AVG TEMP | <b>58%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

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

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Absentee owner</b> |
|-----------|-----------------------|