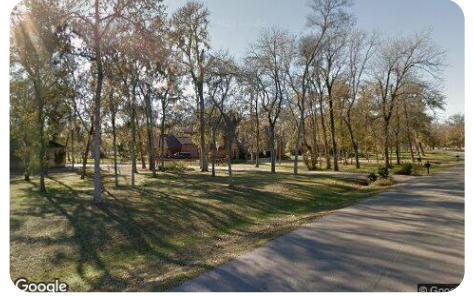


Single Family Residence **RESIDENTIAL**

5223 WINDING RIVER RD

RICHMOND, TX 77406

\$1,659,056 TopHap Estimate · \$282 / ft² · confidence 91 · as of Jul 14, 2026



5

BEDS

3

BATHS

5,874 ft²

LIVING AREA

2.06 ac

LOT SIZE

1999

YEAR BUILT

1

STORIES

3

PARKING

VALUATION

\$1.7M

\$1.5M low

\$1.8M high

Est. Owner Equity

\$477,316

Loan-to-Value

74%

TAX & ASSESSMENT

Property Tax	\$6,512 (2025)
Assessed Value	\$1,511,923
Previous Assessed	\$1,511,923
Assessor Market Value	\$1,690,875

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	Fort Bend
Lot (acres)	2.06
Foundation	Mat/Raft Foundation (Slab)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Porch · 875 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 21, 2000	Financing	Grant Deed			\$240K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Briscoe Junior High School	Middle	7–8	1.6 mi
Foster High School	High	9–12	1.7 mi
Frost Elementary School	Elementary	KG–5	3.2 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

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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