

Single Family Residence

RESIDENTIAL

# 1038 RIVERCHASE DR

RICHMOND, TX 77469

**\$826,014** TopHap Estimate · \$203 / ft<sup>2</sup> · confidence 70 · as of Jul 14, 2026

**5**

BEDS

**3**

BATHS

**4,077 ft<sup>2</sup>**

LIVING AREA

**0.3 ac**

LOT SIZE

**2007**

YEAR BUILT

**2**

STORIES

**2**

PARKING

## VALUATION

**\$826K**

\$581K low

\$1.1M high

Est. Owner Equity

**\$573,064**

Loan-to-Value

**27%**

## TAX & ASSESSMENT

Property Tax

**\$5,348 (2025)**

Assessed Value

**\$468,419**

Previous Assessed

**\$468,419**

Assessor Market Value

**\$509,947**

## PROPERTY FACTS

|               |                            |
|---------------|----------------------------|
| Property Type | Single Family Residence    |
| County        | Fort Bend                  |
| Lot (acres)   | 0.30                       |
| Foundation    | Mat/Raft Foundation (Slab) |
| Roof          | Composition Shingle        |
| Heating       | Central                    |
| Cooling       | Central                    |
| Fireplace     | Yes                        |
| Garage        | Garage, Attached           |
| Pool          | No                         |

Patio · 286 ft²

Porch · 174 ft²

## TRANSACTION HISTORY

| DATE        | TYPE      | DEED       | PRICE | \$/FT² | LOAN   |
|-------------|-----------|------------|-------|--------|--------|
| May 6, 2008 | Financing | Grant Deed |       |        | \$246K |

## ASSIGNED SCHOOLS

| SCHOOL                     | LEVEL      | GRADES | DISTANCE |
|----------------------------|------------|--------|----------|
| Williams Elementary School | Elementary | PK–5   | 1.3 mi   |
| Reading Junior High School | Middle     | 7–8    | 2.5 mi   |
| George Ranch High School   | High       | 9–12   | 2.6 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 77469**

|                           |                            |                             |                                    |                         |                        |
|---------------------------|----------------------------|-----------------------------|------------------------------------|-------------------------|------------------------|
| <b>112</b><br>CRIME INDEX | <b>86</b><br>AIR POLLUTION | <b>66,911</b><br>POPULATION | <b>\$95K</b><br>MEDIAN IN-<br>COME | <b>69°F</b><br>AVG TEMP | <b>58%</b><br>SUNSHINE |
|---------------------------|----------------------------|-----------------------------|------------------------------------|-------------------------|------------------------|

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

**OWNERSHIP**

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|