

Single Family Residence **RESIDENTIAL**

3111 RIVER FOREST DR

RICHMOND, TX 77406

\$810,704 TopHap Estimate · \$283 / ft² · confidence 93 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,862 ft²

LIVING AREA

1.46 ac

LOT SIZE

2001

YEAR BUILT

1

STORIES

3

PARKING

VALUATION

\$811K

\$751K low

\$871K high

Est. Owner Equity

\$371,174

Loan-to-Value

54%

TAX & ASSESSMENT

Property Tax	\$9,920 (2025)
Assessed Value	\$776,400
Previous Assessed	\$776,400
Assessor Market Value	\$776,400

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	Fort Bend
Lot (acres)	1.46
Foundation	Mat/Raft Foundation (Slab)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Detached
Pool	No

Porch · 718 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 2, 2018	Recorded document	Warranty Deed			
Jun 3, 2013	Financing	Warranty Deed			\$515K
May 12, 2008	Financing	Warranty Deed			\$280K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Briscoe Junior High School	Middle	7–8	1.8 mi
Foster High School	High	9–12	1.9 mi
Frost Elementary School	Elementary	KG–5	3.4 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
--------------------------------------	--	---	---	-------------------------------------	------------------------------------

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

OWNERSHIP

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