

Single Family Residence **RESIDENTIAL**

# 704 RIVEREDGE DR

RICHMOND, TX 77406

**\$228,135** TopHap Estimate · \$152 / ft<sup>2</sup> · confidence 96 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**1,498 ft<sup>2</sup>**

LIVING AREA

**1.24 ac**

LOT SIZE

**2004**

YEAR BUILT

**1**

STORIES

**4**

PARKING

## VALUATION

**\$228K**

\$219K low

\$238K high

Est. Owner Equity

**\$103,135**

Loan-to-Value

**54%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$1,488 (2025) |
| Assessed Value        | \$205,973      |
| Previous Assessed     | \$205,973      |
| Assessor Market Value | \$340,041      |

## PROPERTY FACTS

|               |                            |
|---------------|----------------------------|
| Property Type | Single Family Residence    |
| County        | Fort Bend                  |
| Lot (acres)   | 1.24                       |
| Foundation    | Mat/Raft Foundation (Slab) |
| Roof          | Composition Shingle        |
| Heating       | Central                    |
| Cooling       | Central                    |
| Fireplace     | Yes                        |
| Garage        | Garage, Detached           |
| Pool          | No                         |

Deck · 110 ft²

Patio · 328 ft²

Porch · 120 ft²

## CLIMATE RISK

**45**  
FLOOD

**46**  
WILDFIRE

**98**  
HEAT

**58**  
STORM

**74**  
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                | PRICE | \$/FT² | LOAN   |
|--------------|-----------|---------------------|-------|--------|--------|
| Sep 10, 2009 | Financing | Venders Lien        |       |        | \$132K |
| Sep 10, 2008 | Financing | Warranty Deed       |       |        | \$125K |
| Mar 26, 2008 | Quitclaim | Quit Claim Transfer |       |        |        |
| Jun 27, 2007 | Quitclaim | Quit Claim Transfer |       |        | \$115K |

## ASSIGNED SCHOOLS

| SCHOOL                         | LEVEL      | GRADES | DISTANCE |
|--------------------------------|------------|--------|----------|
| Long Elementary School         | Elementary | KG–5   | 0.9 mi   |
| Lamar Junior High School       | Middle     | 7–8    | 2.1 mi   |
| Lamar Consolidated High School | High       | 9–12   | 2.2 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 | Owner occupied |
|-----------|----------------|