

Single Family Residence **RESIDENTIAL**

## 5306 RIVERS EDGE DR

RICHMOND, TX 77469

**\$254,266** TopHap Estimate · \$157 / ft<sup>2</sup> · confidence 93 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**1,620 ft<sup>2</sup>**

LIVING AREA

**0.15 ac**

LOT SIZE

**2019**

YEAR BUILT

**1**

STORIES

**1**

PARKING

### VALUATION

**\$254K**

\$238K low

\$271K high

Est. Owner Equity

**\$254,266**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$2,327 (2025) |
| Assessed Value        | \$264,908      |
| Previous Assessed     | \$264,908      |
| Assessor Market Value | \$264,908      |

## PROPERTY FACTS

|               |                            |
|---------------|----------------------------|
| Property Type | Single Family Residence    |
| County        | Fort Bend                  |
| Lot (acres)   | 0.15                       |
| Foundation    | Mat/Raft Foundation (Slab) |
| Heating       | Central                    |
| Cooling       | Central                    |
| Fireplace     | Yes                        |
| Garage        | Garage, Attached           |
| Pool          | No                         |

Porch · 196 ft²

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED         | PRICE | \$/FT² | LOAN   |
|--------------|-------------------|--------------|-------|--------|--------|
| May 18, 2023 | Financing         | Venders Lien |       |        | \$228K |
| Aug 28, 2019 | Financing         | Venders Lien |       |        | \$177K |
| May 31, 2019 | Recorded document | Grant Deed   |       |        |        |

## ASSIGNED SCHOOLS

| SCHOOL                         | LEVEL      | GRADES | DISTANCE |
|--------------------------------|------------|--------|----------|
| Pink Elementary School         | Elementary | KG–5   | 1.0 mi   |
| Lamar Consolidated High School | High       | 9–12   | 1.1 mi   |
| Lamar Junior High School       | Middle     | 7–8    | 1.1 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-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> |
|-----------|-----------------------|