

Single Family Residence **RESIDENTIAL**

6823 RIVER RD
RICHMOND, TX 77469



4

BEDS

2

BATHS

2,018 ft²

LIVING AREA

2001

YEAR BUILT

1

STORIES

1

PARKING

TAX & ASSESSMENT

Assessed Value	\$299,120
Previous Assessed	\$299,120
Assessor Market Value	\$299,120

PROPERTY FACTS

Property Type	Single Family Residence
County	Fort Bend
Foundation	Mat/Raft Foundation (Slab)
Heating	Central

Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Patio · 100 ft²

Porch · 24 ft²

CLIMATE RISK

1

FLOOD

14

WILDFIRE

98

HEAT

59

STORM

38

DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 17, 2023	Financing	Transfer On Death Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Velasquez Elementary School	Elementary	PK–5	0.8 mi
Reading Junior High School	Middle	7–8	1.4 mi
George Ranch High School	High	9–12	1.5 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

112 CRIME INDEX	86 AIR POLLUTION	66,911 POPULATION	\$95K 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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