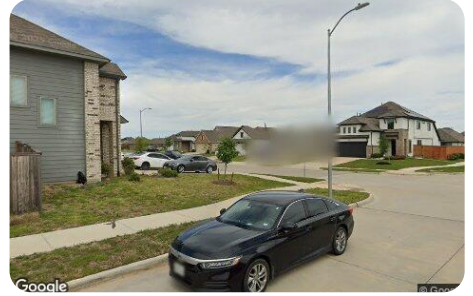


Single Family Residence **RESIDENTIAL**

8850 HARTFORD RIVER LN

RICHMOND, TX 77407

\$457,128 TopHap Estimate · \$172 / ft² · confidence 95 · as of Jul 14, 2026



5
BEDS

4
BATHS

2,653 ft²
LIVING AREA

0.13 ac
LOT SIZE

2021
YEAR BUILT

2
PARKING

VALUATION

\$457K

\$435K low

\$479K high

Est. Owner Equity

\$457,128

TAX & ASSESSMENT

Property Tax	\$2,815 (2025)
Assessed Value	\$468,844
Previous Assessed	\$468,844
Assessor Market Value	\$468,844

PROPERTY FACTS

Property Type	Single Family Residence
County	Fort Bend
Lot (acres)	0.13
Foundation	Mat/Raft Foundation (Slab)
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
View	Corner

Porch · 131 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 21, 2024	Financing	Transfer On Death Deed			
Dec 24, 2024	Financing	Transfer On Death Deed			
Jul 13, 2023	Financing	Intrafamily Transfer			
Dec 17, 2021	Financing	Venders Lien			\$370K
Jun 16, 2021	Financing	Special Warranty Deed			\$30M

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
David Crockett Middle School	Middle	6–8	0.5 mi
Juan Seguin Elementary School	Elementary	PK–5	1.4 mi
George Bush High School	High	9–12	3.5 mi

District: Fort Bend 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 77407

69 CRIME INDEX	85 AIR POLLUTION	87,082 POPULATION	\$106K MEDIAN IN-COME	69°F AVG TEMP	58% SUNSHINE
--------------------------	----------------------------	-----------------------------	---------------------------------	-------------------------	------------------------

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

OWNERSHIP

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