

Single Family Residence **RESIDENTIAL**

# 18906 ALLENDALE FOREST DR

RICHMOND, TX 77407

**\$366,633** TopHap Estimate · \$168 / ft<sup>2</sup> · confidence 97 · as of Jun 23, 2026

**4**  
BEDS

**2**  
BATHS

**2,184 ft<sup>2</sup>**  
LIVING AREA

**0.12 ac**  
LOT SIZE

**2020**  
YEAR BUILT

**1**  
PARKING

## VALUATION

**\$367K**

\$356K low

\$378K high

|                   |                 |
|-------------------|-----------------|
| Est. Owner Equity | <b>\$69,329</b> |
|-------------------|-----------------|

|               |            |
|---------------|------------|
| Loan-to-Value | <b>81%</b> |
|---------------|------------|

## TAX & ASSESSMENT

|                       |                       |
|-----------------------|-----------------------|
| Property Tax          | <b>\$4,098 (2025)</b> |
| Assessed Value        | <b>\$378,287</b>      |
| Previous Assessed     | <b>\$378,287</b>      |
| Assessor Market Value | <b>\$378,287</b>      |

## PROPERTY FACTS

|               |                            |
|---------------|----------------------------|
| Property Type | Single Family Residence    |
| County        | Fort Bend                  |
| Lot (acres)   | 0.12                       |
| Foundation    | Mat/Raft Foundation (Slab) |
| Heating       | Central                    |
| Cooling       | Central                    |
| Fireplace     | Yes                        |
| Garage        | Garage, Attached           |

Porch · 131 ft<sup>2</sup>

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED         | PRICE | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|--------------|-------|--------------------|--------|
| Apr 12, 2021 | Financing | Venders Lien |       |                    | \$297K |

## ASSIGNED SCHOOLS

| SCHOOL                        | LEVEL      | GRADES | DISTANCE |
|-------------------------------|------------|--------|----------|
| Juan Seguin Elementary School | Elementary | PK–5   | 0.3 mi   |
| David Crockett Middle School  | Middle     | 6–8    | 1.2 mi   |
| George Bush High School       | High       | 9–12   | 1.8 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**

|                          |                            |                             |                                 |                         |                        |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>69</b><br>CRIME INDEX | <b>85</b><br>AIR POLLUTION | <b>87,082</b><br>POPULATION | <b>\$106K</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> |
|-----------|-----------------------|