

Single Family Residence **RESIDENTIAL**

# 1410 GRAND RIVER DR

RICHMOND, TX 77406

**\$1,060,579** TopHap Estimate · \$249 / ft² · confidence 88 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**4,262 ft²**

LIVING AREA

**3.39 ac**

LOT SIZE

**1999**

YEAR BUILT

**2**

STORIES

**4**

PARKING

## VALUATION

**\$1.1M**

\$934K low

\$1.2M high

Est. Owner Equity

**\$670,629**

Loan-to-Value

**37%**

## TAX & ASSESSMENT

|                       |                 |
|-----------------------|-----------------|
| Property Tax          | \$10,689 (2025) |
| Assessed Value        | \$828,215       |
| Previous Assessed     | \$828,215       |
| Assessor Market Value | \$1,088,379     |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Conventional            |
| County        | Fort Bend               |
| Lot (acres)   | 3.39                    |
| Foundation    | Pier/Post & Beam        |
| Roof          | Composition Shingle     |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Garage        | Garage, Attached        |
| Pool          | Pool W/Hot Tub/Spa      |

Patio · 216 ft²

Porch · 1,494 ft²

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED         | PRICE | \$/FT² | LOAN   |
|--------------|-----------|--------------|-------|--------|--------|
| May 18, 2006 | Financing | Venders Lien |       |        | \$512K |

## ASSIGNED SCHOOLS

| SCHOOL                     | LEVEL      | GRADES | DISTANCE |
|----------------------------|------------|--------|----------|
| Frost Elementary School    | Elementary | KG–5   | 1.6 mi   |
| Briscoe Junior High School | Middle     | 7–8    | 3.8 mi   |
| Foster High School         | High       | 9–12   | 3.9 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 | <b>Owner occupied</b> |
|-----------|-----------------------|