

Single Family Residence **RESIDENTIAL**

# 26111 RADIANT RIVER TRL

RICHMOND, TX 77406

**\$684,964** TopHap Estimate · \$181 / ft² · confidence 96 · as of Jul 14, 2026



**5**  
BEDS

**4**  
BATHS

**3,784 ft²**  
LIVING AREA

**0.19 ac**  
LOT SIZE

**2022**  
YEAR BUILT

**2**  
PARKING

## VALUATION

**\$685K**

\$655K low

\$715K high

Est. Owner Equity

**\$98,594**

Loan-to-Value

**90%**

## TAX & ASSESSMENT

|                       |                 |
|-----------------------|-----------------|
| Property Tax          | \$10,819 (2025) |
| Assessed Value        | \$649,601       |
| Previous Assessed     | \$649,601       |
| Assessor Market Value | \$649,601       |

## PROPERTY FACTS

|               |                            |
|---------------|----------------------------|
| Property Type | Single Family Residence    |
| County        | Fort Bend                  |
| Lot (acres)   | 0.19                       |
| Foundation    | Mat/Raft Foundation (Slab) |
| Heating       | Central                    |
| Cooling       | Central                    |
| Fireplace     | Yes                        |
| Garage        | Garage, Attached           |

Porch · 208 ft²

## CLIMATE RISK

|            |                |            |             |               |
|------------|----------------|------------|-------------|---------------|
| 1<br>FLOOD | 51<br>WILDFIRE | 99<br>HEAT | 57<br>STORM | 71<br>DROUGHT |
|------------|----------------|------------|-------------|---------------|

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED         | PRICE | \$/FT² | LOAN   |
|--------------|-----------|--------------|-------|--------|--------|
| Sep 27, 2022 | Financing | Venders Lien |       |        | \$586K |

## ASSIGNED SCHOOLS

| SCHOOL                    | LEVEL      | GRADES | DISTANCE |
|---------------------------|------------|--------|----------|
| Terrell Elementary School | Elementary | PK–5   | 0.3 mi   |
| Banks Junior High School  | Middle     | 7–8    | 1.4 mi   |
| Tomas High School         | High       | 9–12   | 1.4 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

|                   |                     |                      |                          |                  |                 |
|-------------------|---------------------|----------------------|--------------------------|------------------|-----------------|
| 69<br>CRIME INDEX | 85<br>AIR POLLUTION | 70,172<br>POPULATION | \$136K<br>MEDIAN IN-COME | 69°F<br>AVG TEMP | 58%<br>SUNSHINE |
|-------------------|---------------------|----------------------|--------------------------|------------------|-----------------|

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

### OWNERSHIP

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