

Single Family Residence **RESIDENTIAL**

# 26206 RADIANT RIVER TRL

RICHMOND, TX 77406

**\$474,487** TopHap Estimate · \$186 / ft<sup>2</sup> · confidence 95 · as of Jul 14, 2026



**3**  
BEDS

**2**  
BATHS

**2,557 ft<sup>2</sup>**  
LIVING AREA

**0.2 ac**  
LOT SIZE

**2022**  
YEAR BUILT

**2**  
PARKING

## VALUATION

**\$474K**

\$453K low

\$496K high

Est. Owner Equity

**\$324,487**

Loan-to-Value

**32%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$4,708 (2025) |
| Assessed Value        | \$470,727      |
| Previous Assessed     | \$470,727      |
| Assessor Market Value | \$470,727      |

## PROPERTY FACTS

|               |                            |
|---------------|----------------------------|
| Property Type | Single Family Residence    |
| County        | Fort Bend                  |
| Lot (acres)   | 0.20                       |
| Foundation    | Mat/Raft Foundation (Slab) |
| Heating       | Central                    |
| Cooling       | Central                    |
| Fireplace     | Yes                        |
| Garage        | Garage, Attached           |

Porch · 190 ft²

## CLIMATE RISK

**1**  
FLOOD

**48**  
WILDFIRE

**99**  
HEAT

**57**  
STORM

**71**  
DROUGHT

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED         | PRICE | \$/FT² | LOAN   |
|--------------|-----------|--------------|-------|--------|--------|
| Jul 19, 2022 | Financing | Venders Lien |       |        | \$150K |

## ASSIGNED SCHOOLS

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

|                          |                            |                             |                                 |                         |                        |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <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> |
|-----------|-----------------------|