

Single Family Residence **RESIDENTIAL**

26306 RADIANT RIVER TRL

RICHMOND, TX 77406

\$492,618 TopHap Estimate · \$191 / ft² · confidence 93 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,577 ft²

LIVING AREA

0.15 ac

LOT SIZE

2022

YEAR BUILT

2

PARKING

VALUATION

\$493K

\$459K low

\$526K high

Est. Owner Equity

\$142,618

Loan-to-Value

73%

TAX & ASSESSMENT

Property Tax	\$6,030 (2025)
Assessed Value	\$482,942
Previous Assessed	\$482,942
Assessor Market Value	\$482,942

PROPERTY FACTS

Property Type	Single Family Residence
County	Fort Bend
Lot (acres)	0.15
Foundation	Mat/Raft Foundation (Slab)
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached

Porch · 281 ft²

CLIMATE RISK

1 FLOOD	51 WILDFIRE	99 HEAT	57 STORM	71 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 31, 2024	Financing	Venders Lien			\$350K
Oct 5, 2022	Financing	Venders Lien			\$428K
Mar 29, 2022	Financing	Special Warranty Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Terrell Elementary School	Elementary	PK–5	0.3 mi
Banks Junior High School	Middle	7–8	1.5 mi
Tomas High School	High	9–12	1.5 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 CRIME INDEX	85 AIR POLLUTION	70,172 POPULATION	\$136K MEDIAN IN-COME	69°F AVG TEMP	58% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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