

Single Family Residence **RESIDENTIAL**

# 6606 RIVER CHERWELL CT

RICHMOND, TX 77407

**\$365,447** TopHap Estimate · \$213 / ft<sup>2</sup> · confidence 96 · as of Jul 14, 2026



**3**  
BEDS

**2**  
BATHS

**1,716 ft<sup>2</sup>**  
LIVING AREA

**0.16 ac**  
LOT SIZE

**2021**  
YEAR BUILT

**2**  
PARKING

## VALUATION

**\$365K**

\$351K low

\$380K high

Est. Owner Equity

**\$118,137**

Loan-to-Value

**70%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$2,659 (2025) |
| Assessed Value        | \$359,843      |
| Previous Assessed     | \$359,843      |
| Assessor Market Value | \$359,843      |

## PROPERTY FACTS

|               |                            |
|---------------|----------------------------|
| Property Type | Single Family Residence    |
| County        | Fort Bend                  |
| Lot (acres)   | 0.16                       |
| Foundation    | Mat/Raft Foundation (Slab) |
| Heating       | Central                    |
| Cooling       | Central                    |
| Fireplace     | Yes                        |
| Garage        | Garage, Attached           |
| View          | Cul-De-Sac                 |

Porch · 144 ft²

## CLIMATE RISK

**56**  
FLOOD

**46**  
WILDFIRE

**99**  
HEAT

**56**  
STORM

**39**  
DROUGHT

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED         | PRICE | \$/FT² | LOAN   |
|--------------|-----------|--------------|-------|--------|--------|
| Feb 17, 2022 | Financing | Venders Lien |       |        | \$247K |

## ASSIGNED SCHOOLS

| SCHOOL                     | LEVEL      | GRADES | DISTANCE |
|----------------------------|------------|--------|----------|
| Adolphus Elementary School | Elementary | PK–5   | 1.8 mi   |
| Tomas High School          | High       | 9–12   | 3.2 mi   |
| Banks Junior High School   | Middle     | 7–8    | 3.2 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 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> |
|-----------|-----------------------|