

Single Family Residence **RESIDENTIAL**

# 3403 AVARY RIVER LN

RICHMOND, TX 77406

**\$393,502** TopHap Estimate · \$191 / ft<sup>2</sup> · confidence 95 · as of Jun 23, 2026



**4**  
BEDS

**2**  
BATHS

**2,063 ft<sup>2</sup>**  
LIVING AREA

**0.15 ac**  
LOT SIZE

**2022**  
YEAR BUILT

**2**  
PARKING

## VALUATION

**\$394K**

\$374K low

\$413K high

Est. Owner Equity

**\$188,248**

Loan-to-Value

**52%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$5,575 (2025) |
| Assessed Value        | \$355,367      |
| Previous Assessed     | \$355,367      |
| Assessor Market Value | \$355,367      |

## 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 · 257 ft²

## CLIMATE RISK

**61**  
FLOOD

**46**  
WILDFIRE

**98**  
HEAT

**57**  
STORM

**38**  
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                 | PRICE | \$/FT² | LOAN   |
|--------------|-----------|----------------------|-------|--------|--------|
| Feb 27, 2025 | Financing | Intrafamily Transfer |       |        |        |
| Jul 14, 2023 | Financing | Intrafamily Transfer |       |        |        |
| Jul 5, 2022  | Financing | Venders Lien         |       |        | \$205K |

## ASSIGNED SCHOOLS

| SCHOOL                     | LEVEL      | GRADES | DISTANCE |
|----------------------------|------------|--------|----------|
| Frost Elementary School    | Elementary | KG–5   | 0.9 mi   |
| Foster High School         | High       | 9–12   | 3.1 mi   |
| Briscoe 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 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>Absentee owner</b> |
|-----------|-----------------------|