

Single Family Residence **RESIDENTIAL**

3419 AVARY RIVER LN

RICHMOND, TX 77406

\$304,876 TopHap Estimate · \$195 / ft² · confidence 95 · as of Jul 14, 2026



3
BEDS

2
BATHS

1,565 ft²
LIVING AREA

0.15 ac
LOT SIZE

2021
YEAR BUILT

2
PARKING

VALUATION

\$305K

\$290K low

\$319K high

Est. Owner Equity **\$0**

Loan-to-Value **111%**

TAX & ASSESSMENT

Property Tax	\$2,562 (2025)
Assessed Value	\$280,770
Previous Assessed	\$280,770
Assessor Market Value	\$280,770

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 · 205 ft²

CLIMATE RISK

38 FLOOD	47 WILDFIRE	98 HEAT	57 STORM	38 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jan 24, 2024	Financing	Divorce/Dissolution of Marriage Transfer			\$341K
Jun 10, 2022	Financing	Intrafamily Transfer			
Jun 10, 2022	Financing	Venders Lien			\$341K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Frost Elementary School	Elementary	KG–5	1.0 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

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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