

Single Family Residence **RESIDENTIAL**

3447 AVARY RIVER LN

RICHMOND, TX 77406

\$321,073 TopHap Estimate · \$183 / ft² · confidence 95 · as of Jun 23, 2026



3
BEDS

2
BATHS

1,752 ft²
LIVING AREA

0.16 ac
LOT SIZE

2021
YEAR BUILT

2
PARKING

VALUATION

\$321K

\$305K low

\$337K high

Est. Owner Equity

\$321,073

TAX & ASSESSMENT

Property Tax	\$4,869 (2025)
Assessed Value	\$310,370
Previous Assessed	\$310,370
Assessor Market Value	\$310,370

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

Porch · 21 ft²

CLIMATE RISK

42
FLOOD

48
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
Jun 11, 2023	Financing	Warranty Deed			
Apr 15, 2022	Financing	Special Warranty Deed			

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	3.1 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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