

Single Family Residence **RESIDENTIAL**

3451 AVARY RIVER LN

RICHMOND, TX 77406

\$298,613 TopHap Estimate · \$191 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,565 ft²

LIVING AREA

0.18 ac

LOT SIZE

2021

YEAR BUILT

2

PARKING

VALUATION

\$299K

\$283K low

\$314K high

Est. Owner Equity

\$13,014

Loan-to-Value

91%

TAX & ASSESSMENT

Property Tax	\$1,091 (2025)
Assessed Value	\$297,455
Previous Assessed	\$297,455
Assessor Market Value	\$297,455

PROPERTY FACTS

Property Type	Single Family Residence
County	Fort Bend
Lot (acres)	0.18
Foundation	Mat/Raft Foundation (Slab)
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached

Porch · 185 ft²

CLIMATE RISK

42
FLOOD

47
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	\$/FT ²	LOAN
Apr 15, 2022	Financing	Intrafamily Transfer			
Apr 15, 2022	Financing	Venders Lien			\$286K

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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