

Single Family Residence **RESIDENTIAL**

3346 AVARY RIVER LN

RICHMOND, TX 77406

\$297,263 TopHap Estimate · \$196 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,515 ft²

LIVING AREA

0.15 ac

LOT SIZE

2022

YEAR BUILT

2

PARKING

VALUATION

\$297K

\$284K low

\$310K high

Est. Owner Equity

\$0

Loan-to-Value

101%

TAX & ASSESSMENT

Property Tax	\$2,574 (2025)
Assessed Value	\$281,558
Previous Assessed	\$281,558
Assessor Market Value	\$281,558

PROPERTY FACTS

Property Type	Single Family Residence
County	Fort Bend
Lot (acres)	0.14
Foundation	Mat/Raft Foundation (Slab)
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached

Porch · 60 ft²

CLIMATE RISK

1
FLOOD

45
WILDFIRE

98
HEAT

57
STORM

38
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 20, 2022	Financing	Venders Lien			\$305K
May 20, 2022	Financing	Intrafamily Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Frost Elementary School	Elementary	KG–5	0.9 mi
Foster High School	High	9–12	3.2 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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