

Single Family Residence **RESIDENTIAL**

3406 AVARY RIVER LN

RICHMOND, TX 77406

\$309,632 TopHap Estimate · \$166 / ft² · confidence 95 · as of Jul 14, 2026



3
BEDS

2
BATHS

1,868 ft²
LIVING AREA

0.16 ac
LOT SIZE

2021
YEAR BUILT

2
PARKING

VALUATION

\$310K

\$296K low

\$324K high

Est. Owner Equity

\$94,732

Loan-to-Value

70%

TAX & ASSESSMENT

Property Tax	\$2,952 (2025)
Assessed Value	\$307,000
Previous Assessed	\$307,000
Assessor Market Value	\$307,000

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
View	Corner

Porch · 162 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
Oct 25, 2024	Financing	Venders Lien			\$215K
Mar 31, 2022	Financing	Intrafamily Transfer			
Mar 31, 2022	Financing	Venders Lien			\$226K

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

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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