

Single Family Residence **RESIDENTIAL**

3418 AVARY RIVER LN

RICHMOND, TX 77406

\$349,999 TopHap Estimate · \$147 / ft² · confidence 96 · as of Jul 14, 2026



3
BEDS

2
BATHS

2,387 ft²
LIVING AREA

0.14 ac
LOT SIZE

2021
YEAR BUILT

2
PARKING

VALUATION

\$350K

\$335K low

\$365K high

Est. Owner Equity

\$74,097

Loan-to-Value

79%

TAX & ASSESSMENT

Property Tax	\$5,529 (2025)
Assessed Value	\$352,428
Previous Assessed	\$352,428
Assessor Market Value	\$352,428

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 · 91 ft²

CLIMATE RISK

1 FLOOD	46 WILDFIRE	98 HEAT	57 STORM	38 DROUGHT
------------	----------------	------------	-------------	---------------

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 18, 2022	Financing	Intrafamily Transfer			\$276K

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
--------------------------------------	--	---	---	-------------------------------------	------------------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
-----------	----------------