

Single Family Residence **RESIDENTIAL**

3426 AVARY RIVER LN

RICHMOND, TX 77406

\$302,735 TopHap Estimate · \$193 / ft² · confidence 95 · as of Jun 23, 2026



3
BEDS

2
BATHS

1,565 ft²
LIVING AREA

0.14 ac
LOT SIZE

2021
YEAR BUILT

2
PARKING

VALUATION

\$303K

\$288K low

\$318K high

Est. Owner Equity

\$74,460

Loan-to-Value

75%

TAX & ASSESSMENT

Property Tax	\$4,552 (2025)
Assessed Value	\$290,156
Previous Assessed	\$290,156
Assessor Market Value	\$290,156

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 · 110 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
Mar 30, 2022	Financing	Intrafamily Transfer			
Mar 30, 2022	Financing	Venders Lien			\$228K

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	3.2 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
-----------	----------------