

Single Family Residence

RESIDENTIAL

3430 AVARY RIVER LN

RICHMOND, TX 77406

\$388,006 TopHap Estimate · \$158 / ft² · confidence 93 · as of Jun 23, 2026



4

BEDS

3

BATHS

2,455 ft²

LIVING AREA

0.22 ac

LOT SIZE

2022

YEAR BUILT

2

PARKING

VALUATION

\$388K

\$361K low

\$415K high

Est. Owner Equity

\$159,393

Loan-to-Value

59%

TAX & ASSESSMENT

Property Tax	\$6,129 (2025)
Assessed Value	\$390,645
Previous Assessed	\$390,645
Assessor Market Value	\$390,645

PROPERTY FACTS

Property Type	Single Family Residence
County	Fort Bend
Lot (acres)	0.22
Foundation	Mat/Raft Foundation (Slab)
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
View	Corner

Porch · 187 ft²

CLIMATE RISK

1
FLOOD

47
WILDFIRE

98
HEAT

57
STORM

38
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Feb 27, 2025	Financing	Intrafamily Transfer			
Jul 14, 2023	Financing	Intrafamily Transfer			
Jul 7, 2022	Financing	Venders Lien			\$229K

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

OWNERSHIP

Occupancy	Absentee owner
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