

Single Family Residence **RESIDENTIAL**

2306 BARTON RIVER CT

RICHMOND, TX 77469

\$329,116 TopHap Estimate · \$121 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

2

BATHS

2,725 ft²

LIVING AREA

0.25 ac

LOT SIZE

2003

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$329K

\$311K low

\$347K high

Est. Owner Equity

\$140,116

Loan-to-Value

55%

TAX & ASSESSMENT

Property Tax	\$3,791 (2025)
Assessed Value	\$363,500
Previous Assessed	\$363,500
Assessor Market Value	\$363,500

PROPERTY FACTS

Property Type	Single Family Residence
County	Fort Bend
Lot (acres)	0.25
Foundation	Mat/Raft Foundation (Slab)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Patio · 100 ft²

Porch · 78 ft²

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Hutchison Elementary School	Elementary	PK–5	0.6 mi
Lamar Junior High School	Middle	7–8	3.9 mi
Lamar Consolidated High School	High	9–12	4.0 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 77469

112 CRIME INDEX	86 AIR POLLUTION	66,911 POPULATION	\$95K 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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