

Single Family Residence

RESIDENTIAL

1230 GRAND RIVER DR

RICHMOND, TX 77406

\$831,542 TopHap Estimate · \$198 / ft² · confidence 87 · as of Jul 14, 2026



4

BEDS

3

BATHS

4,203 ft²

LIVING AREA

2.99 ac

LOT SIZE

2003

YEAR BUILT

1

STORIES

4

PARKING

VALUATION

\$832K

\$727K low

\$936K high

Est. Owner Equity

\$831,542

TAX & ASSESSMENT

Property Tax	\$10,270 (2025)
Assessed Value	\$800,000
Previous Assessed	\$800,000
Assessor Market Value	\$800,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	Fort Bend
Lot (acres)	2.99
Foundation	Mat/Raft Foundation (Slab)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	Pool W/Hot Tub/Spa

Patio · 693 ft²

Porch · 784 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 23, 2024	Financing	Intrafamily Transfer			
May 24, 2024	Financing	Venders Lien			\$640K
Apr 15, 2021	Financing	Intrafamily Transfer			
Dec 24, 2013	Financing	Intrafamily Transfer			\$855K
Oct 28, 2005	Recorded document	Warranty Deed			
Oct 28, 2005	Recorded document	Warranty Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Frost Elementary School	Elementary	KG–5	1.8 mi
Briscoe Junior High School	Middle	7–8	3.8 mi
Foster High School	High	9–12	3.9 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



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

OWNERSHIP

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