

Single Family Residence **RESIDENTIAL**

3102 RIVER FOREST DR

RICHMOND, TX 77406

\$1,472,074 TopHap Estimate · \$319 / ft² · confidence 91 · as of Jul 14, 2026



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4

BEDS

4

BATHS

4,611 ft²

LIVING AREA

2 ac

LOT SIZE

2011

YEAR BUILT

1

STORIES

6

PARKING

VALUATION

\$1.5M

\$1.3M low

\$1.6M high

Est. Owner Equity

\$1,030,364

Loan-to-Value

29%

TAX & ASSESSMENT

Property Tax	\$19,804 (2025)
Assessed Value	\$1,442,232
Previous Assessed	\$1,442,232
Assessor Market Value	\$1,773,714

PROPERTY FACTS

Property Type	Single Family Residence
County	Fort Bend
Lot (acres)	2.00
Foundation	Mat/Raft Foundation (Slab)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Mixed
Pool	Pool W/Hot Tub/Spa

Porch · 646 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 25, 2018	Financing	Venders Lien			\$453K
Oct 24, 2014	Quitclaim	Quit Claim Transfer			
Aug 15, 2011	Financing	Trustees Deed			\$675K
Oct 26, 2009	Recorded document	Grant Deed			
Oct 26, 2009	Recorded document	Warranty Deed			
Feb 28, 2002	Financing	Grant Deed			\$72K
Nov 22, 1999	Financing	Grant Deed			\$71K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Briscoe Junior High School	Middle	7–8	1.8 mi
Foster High School	High	9–12	1.9 mi
Frost Elementary School	Elementary	KG–5	3.3 mi

District: Lamar Consolidated Independent School District



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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	Owner occupied
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