

Single Family Residence **RESIDENTIAL**

1314 GRAND RIVER DR

RICHMOND, TX 77406

\$1,146,704 TopHap Estimate · \$229 / ft² · confidence 91 · as of Jul 14, 2026



6

BEDS

5

BATHS

5,011 ft²

LIVING AREA

3.11 ac

LOT SIZE

2005

YEAR BUILT

2

STORIES

6

PARKING

VALUATION

\$1.1M

\$1M low

\$1.3M high

Est. Owner Equity

\$706,704

Loan-to-Value

38%

TAX & ASSESSMENT

Property Tax	\$8,044 (2025)
Assessed Value	\$991,276
Previous Assessed	\$991,276
Assessor Market Value	\$1,146,784

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	Fort Bend
Lot (acres)	3.11
Foundation	Mat/Raft Foundation (Slab)
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	Yes

Patio · 162 ft²

Porch · 490 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 20, 2002	Financing	Grant Deed			\$290K
Jan 16, 2001	Financing	Grant Deed			\$150K

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

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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