

Single Family Residence

RESIDENTIAL

# 6102 FOUR RIVER DR

RICHMOND, TX 77469

**\$433,996** TopHap Estimate · \$112 / ft<sup>2</sup> · confidence 94 · as of Jul 14, 2026

4

BEDS

3

BATHS

3,862 ft<sup>2</sup>

LIVING AREA

0.2 ac

LOT SIZE

2002

YEAR BUILT

2

STORIES

2

PARKING

## VALUATION

**\$434K**

\$409K low

\$459K high

Est. Owner Equity

**\$129,423**

Loan-to-Value

**71%**

## TAX & ASSESSMENT

Property Tax

**\$4,740 (2025)**

Assessed Value

**\$427,434**

Previous Assessed

**\$427,434**

Assessor Market Value

**\$427,434**

## PROPERTY FACTS

|               |                            |
|---------------|----------------------------|
| Property Type | Single Family Residence    |
| Style         | Conventional               |
| County        | Fort Bend                  |
| Lot (acres)   | 0.20                       |
| Foundation    | Mat/Raft Foundation (Slab) |
| Roof          | Composition Shingle        |
| Heating       | Central                    |
| Cooling       | Central                    |
| Fireplace     | Yes                        |
| Garage        | Garage, Attached           |
| Pool          | No                         |

Patio · 158 ft²

Porch · 31 ft²

## TRANSACTION HISTORY

| DATE        | TYPE      | DEED       | PRICE | \$/FT² | LOAN   |
|-------------|-----------|------------|-------|--------|--------|
| Aug 2, 2002 | Financing | Grant Deed |       |        | \$153K |

## ASSIGNED SCHOOLS

| SCHOOL                     | LEVEL      | GRADES | DISTANCE |
|----------------------------|------------|--------|----------|
| Williams Elementary School | Elementary | PK-5   | 1.8 mi   |
| Reading Junior High School | Middle     | 7-8    | 2.7 mi   |
| George Ranch High School   | High       | 9-12   | 2.8 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

|                           |                            |                             |                                |                         |                        |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>112</b><br>CRIME INDEX | <b>86</b><br>AIR POLLUTION | <b>66,911</b><br>POPULATION | <b>\$95K</b><br>MEDIAN IN-COME | <b>69°F</b><br>AVG TEMP | <b>58%</b><br>SUNSHINE |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|