

Single Family Residence **RESIDENTIAL**

# 1403 BRAZOSWOOD PL

RICHMOND, TX 77406

**\$814,875** TopHap Estimate · \$293 / ft<sup>2</sup> · confidence 92 · as of Jul 14, 2026



**4**  
BEDS

**3**  
BATHS

**2,784 ft<sup>2</sup>**  
LIVING AREA

**1.76 ac**  
LOT SIZE

**2004**  
YEAR BUILT

**1**  
STORIES

**2**  
PARKING

## VALUATION

**\$815K**

\$752K low

\$877K high

Est. Owner Equity

**\$287,875**

Loan-to-Value

**66%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$8,736 (2025) |
| Assessed Value        | \$696,616      |
| Previous Assessed     | \$696,616      |
| Assessor Market Value | \$696,616      |

## PROPERTY FACTS

|               |                            |
|---------------|----------------------------|
| Property Type | Single Family Residence    |
| Style         | Conventional               |
| County        | Fort Bend                  |
| Lot (acres)   | 1.76                       |
| Foundation    | Mat/Raft Foundation (Slab) |
| Roof          | Composition Shingle        |
| Heating       | Central                    |
| Cooling       | Central                    |
| Fireplace     | Yes                        |
| Garage        | Garage, Attached           |
| Pool          | Yes                        |

Porch · 649 ft²

## TRANSACTION HISTORY

| DATE        | TYPE      | DEED       | PRICE | \$/FT² | LOAN  |
|-------------|-----------|------------|-------|--------|-------|
| May 9, 2002 | Financing | Grant Deed |       |        | \$36K |

## 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   | 2.9 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

|                          |                            |                             |                                 |                         |                        |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>69</b><br>CRIME INDEX | <b>85</b><br>AIR POLLUTION | <b>70,172</b><br>POPULATION | <b>\$136K</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> |
|-----------|-----------------------|