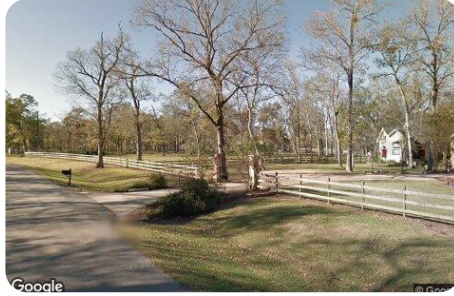


Single Family Residence **RESIDENTIAL**

# 5406 WINDING RIVER RD

RICHMOND, TX 77406

**\$1,759,840** TopHap Estimate · \$218 / ft<sup>2</sup> · confidence 89 · as of Jun 23, 2026



**4**

BEDS

**5**

BATHS

**8,082 ft<sup>2</sup>**

LIVING AREA

**1 ac**

LOT SIZE

**1998**

YEAR BUILT

**2**

STORIES

**4**

PARKING

## VALUATION

**\$1.8M**

**\$1.6M low**

**\$2M high**

Est. Owner Equity

**\$1,759,840**

## TAX & ASSESSMENT

|                       |                 |
|-----------------------|-----------------|
| Property Tax          | \$24,211 (2025) |
| Assessed Value        | \$1,739,085     |
| Previous Assessed     | \$1,739,085     |
| Assessor Market Value | \$1,806,900     |

## PROPERTY FACTS

|               |                            |
|---------------|----------------------------|
| Property Type | Single Family Residence    |
| Style         | Conventional               |
| County        | Fort Bend                  |
| Lot (acres)   | 1.00                       |
| Foundation    | Mat/Raft Foundation (Slab) |
| Roof          | Composition Shingle        |
| Heating       | Central                    |
| Cooling       | Central                    |
| Fireplace     | Yes                        |
| Garage        | Carport (Unspecified)      |
| Pool          | Yes                        |

Porch · 1,939 ft²

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED       | PRICE | \$/FT² | LOAN   |
|--------------|-------------------|------------|-------|--------|--------|
| Apr 10, 2002 | Recorded document | Grant Deed |       |        |        |
| Jun 6, 2001  | Financing         | Grant Deed |       |        | \$1.1M |
| Jan 17, 2001 | Financing         | Grant Deed |       |        | \$800K |

## ASSIGNED SCHOOLS

| SCHOOL                     | LEVEL      | GRADES | DISTANCE |
|----------------------------|------------|--------|----------|
| Briscoe Junior High School | Middle     | 7–8    | 1.4 mi   |
| Foster High School         | High       | 9–12   | 1.5 mi   |
| Frost Elementary School    | Elementary | KG–5   | 3.3 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> |
|-----------|-----------------------|