

Single Family Residence

RESIDENTIAL

# 903 ROCK SPRINGS DR

RICHMOND, TX 77469

**\$329,805** TopHap Estimate · \$137 / ft<sup>2</sup> · confidence 95 · as of Jul 14, 2026

**4**

BEDS

**2**

BATHS

**2,405 ft<sup>2</sup>**

LIVING AREA

**0.2 ac**

LOT SIZE

**1999**

YEAR BUILT

**1**

STORIES

**2**

PARKING

## VALUATION

**\$330K**

\$314K low

\$346K high

Est. Owner Equity

**\$119,253**

Loan-to-Value

**63%**

## TAX & ASSESSMENT

Property Tax

**\$3,187 (2025)**

Assessed Value

**\$322,861**

Previous Assessed

**\$322,861**

Assessor Market Value

**\$322,861**

## 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                         |

Deck · 264 ft²

Patio · 528 ft²

Porch · 198 ft²

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                 | PRICE | \$/FT² | LOAN   |
|--------------|-----------|----------------------|-------|--------|--------|
| Sep 27, 2025 | Financing | Intrafamily Transfer |       |        |        |
| Jun 30, 2016 | Financing | Warranty Deed        |       |        | \$226K |
| Oct 30, 2013 | Financing | Warranty Deed        |       |        | \$144K |
| Oct 7, 2013  | Quitclaim | Quit Claim Transfer  |       |        |        |
| May 8, 2009  | Financing | Warranty Deed        |       |        | \$146K |

## ASSIGNED SCHOOLS

| SCHOOL                     | LEVEL      | GRADES | DISTANCE |
|----------------------------|------------|--------|----------|
| Williams Elementary School | Elementary | PK–5   | 1.3 mi   |
| Reading Junior High School | Middle     | 7–8    | 2.2 mi   |
| George Ranch High School   | High       | 9–12   | 2.4 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> |
|-----------|-----------------------|