

Single Family Residence **RESIDENTIAL**

12654 ASHFORD RIV

HOUSTON, TX 77072

\$234,315 TopHap Estimate · \$166 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

1,414 ft²

LIVING AREA

3,364 ft²

LOT SIZE

2005

YEAR BUILT

2

STORIES

6

ROOMS

1

PARKING

VALUATION

\$234K

\$217K low

\$252K high

Last Sale

\$266,000 · Dec 27, 2024

Est. Owner Equity

\$34,315

Loan-to-Value

84%

TAX & ASSESSMENT

Property Tax	\$3,236 (2025)
Assessed Value	\$231,390
Previous Assessed	\$233,710
Assessor Market Value	\$231,390

PROPERTY FACTS

Property Type	Single Family Residence
County	HARRIS
Lot (acres)	0.08
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Pool	No

Porch · 30 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 11, 2025	Financing	Intrafamily Transfer			
Dec 23, 2024	Financing	Venders Lien			\$200K
Mar 7, 2018	Recorded document	Warranty Deed			
Oct 12, 2016	Recorded document	Warranty Deed			
Nov 26, 2014	Financing	Grant Deed			\$95K
May 23, 2006	Recorded document	Grant Deed			
May 23, 2006	Financing	Warranty Deed			\$107K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Liestman Elementary School	Elementary	EE-4	0.7 mi
Killough Middle School	Middle	7-8	0.8 mi
Crossroads High School	High	9-12	1.1 mi

District: Alief 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 77072

89 CRIME INDEX	90 AIR POLLUTION	59,850 POPULATION	\$46K MEDIAN IN-COME	69°F AVG TEMP	58% SUNSHINE
--------------------------	----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

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

OWNERSHIP

Occupancy	Owner occupied
-----------	----------------