

Single Family Residence **RESIDENTIAL**

1218 PLANTATION MEADOWS DR

RICHMOND, TX 77406

\$1,084,166 TopHap Estimate · \$227 / ft² · confidence 91 · as of Jul 14, 2026



5
BEDS

4
BATHS

4,777 ft²
LIVING AREA

1.92 ac
LOT SIZE

1993
YEAR BUILT

2
STORIES

5
PARKING

VALUATION

\$1.1M

\$991K low

\$1.2M high

Est. Owner Equity

\$731,291

Loan-to-Value

33%

TAX & ASSESSMENT

Property Tax	\$13,848 (2025)
Assessed Value	\$1,115,804
Previous Assessed	\$1,115,804
Assessor Market Value	\$1,240,166

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	Fort Bend
Lot (acres)	1.92
Foundation	Mat/Raft Foundation (Slab)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Mixed
Pool	Pool W/Hot Tub/Spa

Stable

Porch · 1,327 ft²

Outdoor kitchen

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 24, 2025	Financing	Intrafamily Transfer			
Nov 15, 2024	Financing	Venders Lien			\$353K
Jul 8, 2024	Financing	Deed			
Jul 10, 2024	Financing	Venders Lien			\$427K
Jun 24, 2024	Financing	Intrafamily Transfer			
Aug 21, 2023	Financing	Warranty Deed			
Aug 22, 2019	Financing	Warranty Deed			\$200K
May 19, 1999	Financing	Grant Deed			\$352K
Sep 9, 1997	Financing	Grant Deed			\$236K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Austin Elementary School	Elementary	PK–5	0.5 mi
Briscoe Junior High School	Middle	7–8	5.0 mi
Foster High School	High	9–12	5.1 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

69 CRIME INDEX	85 AIR POLLUTION	70,172 POPULATION	\$136K MEDIAN IN-COME	69°F AVG TEMP	58% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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