

Single Family Residence

RESIDENTIAL

806 ROCK SPRINGS DR

RICHMOND, TX 77469

\$442,101 TopHap Estimate · \$134 / ft² · confidence 94 · as of Jul 14, 2026

4

BEDS

2.5

BATHS

3,311 ft²

LIVING AREA

0.27 ac

LOT SIZE

2000

YEAR BUILT

2

STORIES

1

PARKING

VALUATION

\$442K

\$417K low

\$468K high

Last Sale

\$452,200 · Sep 30, 2022

Est. Owner Equity

\$102,101

Loan-to-Value

76%

TAX & ASSESSMENT

Property Tax

\$8,411 (2024)

Assessed Value

\$438,466

Previous Assessed

\$463,876

Assessor Market Value

\$438,466

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	FORT BEND
Lot (acres)	0.27
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	Yes

Patio · 560 ft²

Porch · 76 ft²

Outdoor kitchen

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 28, 2022	Financing	Venders Lien			\$340K
Jun 29, 2022	Financing	Special Warranty Deed			
Feb 10, 2015	Financing	Venders Lien			\$282K
Sep 17, 2011	Recorded document	Warranty Deed			
Sep 17, 2011	Financing	Venders Lien			\$210K
Apr 9, 2007	Financing	Venders Lien			\$170K
Nov 18, 2005	Financing	Venders Lien			\$140K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Williams Elementary School	Elementary	PK–5	1.3 mi
Reading Junior High School	Middle	7–8	2.1 mi
George Ranch High School	High	9–12	2.3 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 77469

112 CRIME INDEX	86 AIR POLLUTION	66,911 POPULATION	\$95K MEDIAN IN-COME	69°F AVG TEMP	58% SUNSHINE
---------------------------	----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

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

OWNERSHIP

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