

Single Family Residence **RESIDENTIAL**

# 802 ROCK SPRINGS DR

RICHMOND, TX 77469

**\$366,827** TopHap Estimate · \$128 / ft<sup>2</sup> · confidence 96 · as of Jul 14, 2026

**4**  
BEDS

**2.5**  
BATHS

**2,862 ft<sup>2</sup>**  
LIVING AREA

**0.17 ac**  
LOT SIZE

**2001**  
YEAR BUILT

**2**  
STORIES

**2**  
PARKING

## VALUATION

**\$367K**

\$353K low

\$381K high

Last Sale

**\$81,000 · Jun 2, 2006**

Est. Owner Equity

**\$241,927**

Loan-to-Value

**35%**

## TAX & ASSESSMENT

|                       |                       |
|-----------------------|-----------------------|
| Property Tax          | <b>\$5,712 (2024)</b> |
| Assessed Value        | <b>\$349,084</b>      |
| Previous Assessed     | <b>\$332,883</b>      |
| Assessor Market Value | <b>\$349,084</b>      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Conventional            |
| County        | FORT BEND               |
| Lot (acres)   | 0.17                    |
| Roof          | Composition Shingle     |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Garage        | Garage, Attached        |
| Pool          | No                      |

Patio · 96 ft²

Porch · 32 ft²

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED          | PRICE | \$/FT² | LOAN  |
|--------------|-----------|---------------|-------|--------|-------|
| May 18, 2006 | Financing | Warranty Deed |       |        | \$80K |

## 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

|                           |                            |                             |                                |                         |                        |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <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> |
|-----------|-----------------------|