

Single Family Residence **RESIDENTIAL**

# 6919 RIVER RD

RICHMOND, TX 77469

**\$313,124** TopHap Estimate · \$155 / ft<sup>2</sup> · confidence 94 · as of Jul 14, 2026



**4**

BEDS

**2**

BATHS

**2,018 ft<sup>2</sup>**

LIVING AREA

**2,018 ft<sup>2</sup>**

LOT SIZE

**2001**

YEAR BUILT

**1**

STORIES

**1**

PARKING

## VALUATION

**\$313K**

\$296K low

\$330K high

Last Sale

**\$162,500 · Sep 26, 2006**

Est. Owner Equity

**\$238,277**

Loan-to-Value

**23%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$4,959 (2024) |
| Assessed Value        | \$311,059      |
| Previous Assessed     | \$308,647      |
| Assessor Market Value | \$311,059      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Conventional            |
| County        | FORT BEND               |
| Lot (acres)   | 0.05                    |
| Roof          | Composition Shingle     |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Garage        | Garage, Attached        |
| Pool          | No                      |

Patio · 100 ft²

Porch · 360 ft²

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                | PRICE | \$/FT² | LOAN   |
|--------------|-----------|---------------------|-------|--------|--------|
| Nov 10, 2006 | Financing | Trustees Deed       |       |        | \$17K  |
| Sep 22, 2006 | Financing | Venders Lien        |       |        | \$130K |
| Mar 16, 2005 | Quitclaim | Quit Claim Transfer |       |        | \$130K |
| May 4, 2001  | Financing | Grant Deed          |       |        | \$132K |

## ASSIGNED SCHOOLS

| SCHOOL                      | LEVEL      | GRADES | DISTANCE |
|-----------------------------|------------|--------|----------|
| Velasquez Elementary School | Elementary | PK–5   | 0.8 mi   |
| Reading Junior High School  | Middle     | 7–8    | 1.3 mi   |
| George Ranch High School    | High       | 9–12   | 1.4 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 | Owner occupied |
|-----------|----------------|