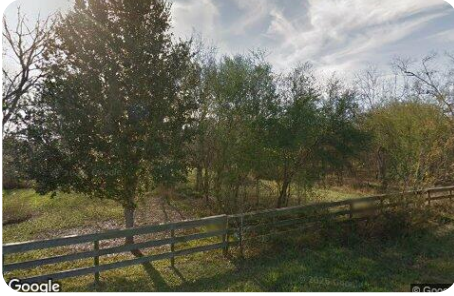


Single Family Residence **RESIDENTIAL**

# 3019 SYCAMORE RUN LN

RICHMOND, TX 77469

**\$424,268** TopHap Estimate · \$144 / ft<sup>2</sup> · confidence 95 · as of Jul 14, 2026



**4**  
BEDS

**3**  
BATHS

**2,942 ft<sup>2</sup>**  
LIVING AREA

**0.18 ac**  
LOT SIZE

**2024**  
YEAR BUILT

**2**  
PARKING

## VALUATION

**\$424K**

\$404K low

\$444K high

Est. Owner Equity

**\$424,268**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$5,171 (2025) |
| Assessed Value        | \$392,981      |
| Previous Assessed     | \$392,981      |
| Assessor Market Value | \$392,981      |

## PROPERTY FACTS

|               |                            |
|---------------|----------------------------|
| Property Type | Single Family Residence    |
| County        | Fort Bend                  |
| Lot (acres)   | 0.18                       |
| Foundation    | Mat/Raft Foundation (Slab) |
| Heating       | Central                    |
| Cooling       | Central                    |
| Fireplace     | Yes                        |
| Garage        | Garage, Attached           |

Porch · 170 ft²

## CLIMATE RISK

**1**  
FLOOD

**44**  
WILDFIRE

**97**  
HEAT

**62**  
STORM

**38**  
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED         | PRICE | \$/FT² | LOAN   |
|--------------|-----------|--------------|-------|--------|--------|
| Oct 28, 2024 | Financing | Venders Lien |       |        | \$329K |

## ASSIGNED SCHOOLS

| SCHOOL                      | LEVEL      | GRADES | DISTANCE |
|-----------------------------|------------|--------|----------|
| Arredondo Elementary School | Elementary | PK–5   | 1.2 mi   |
| Wright Junior High School   | Middle     | 7–8    | 1.9 mi   |
| Randle High School          | High       | 9–12   | 1.9 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 |
|-----------|----------------|