

Single Family Residence **RESIDENTIAL**

22014 RUSTIC CANYON LN

RICHMOND, TX 77469

\$440,000 TopHap Estimate · \$120 / ft² · confidence 89 · as of Jul 14, 2026



5

BEDS

3

BATHS

3,665 ft²

LIVING AREA

0.17 ac

LOT SIZE

2009

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$440K

\$391K low

\$489K high

Last Sale

\$224,100 · Jan 31, 2020

Est. Owner Equity

\$192,500

Loan-to-Value

56%

TAX & ASSESSMENT

Property Tax	\$6,326 (2025)
Assessed Value	\$403,200
Previous Assessed	\$403,200
Assessor Market Value	\$403,200

PROPERTY FACTS

Property Type	Single Family Residence
County	Fort Bend
Lot (acres)	0.17
Foundation	Mat/Raft Foundation (Slab)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Patio · 240 ft²

Porch · 43 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jan 7, 2020	Non-arms-length	One Of Committee, Strict Fore-closure, Sheriff, Or Redemption Deeds	\$224,100	\$61	
Mar 8, 2010	Financing	Warranty Deed			\$276K
Sep 8, 2009	Recorded document	Grant Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Hutchison Elementary School	Elementary	PK–5	0.5 mi
Lamar Junior High School	Middle	7–8	3.7 mi
Lamar Consolidated High School	High	9–12	3.9 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

112 CRIME INDEX	86 AIR POLLUTION	66,911 POPULATION	\$95K MEDIAN IN-COME	69°F AVG TEMP	58% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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