

Single Family Residence **RESIDENTIAL**

22046 RUSTIC CANYON LN

RICHMOND, TX 77469

\$317,946 TopHap Estimate · \$130 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

2

BATHS

2,440 ft²

LIVING AREA

0.17 ac

LOT SIZE

2008

YEAR BUILT

1

STORIES

1

PARKING

VALUATION

\$318K

\$304K low

\$332K high

Est. Owner Equity

\$155,146

Loan-to-Value

50%

TAX & ASSESSMENT

Property Tax	\$724 (2025)
Assessed Value	\$339,418
Previous Assessed	\$339,418
Assessor Market Value	\$344,825

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

Porch · 192 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 15, 2013	Financing	Warranty Deed			\$163K
Apr 24, 2008	Recorded document	Grant Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Hutchison Elementary School	Elementary	PK–5	0.4 mi
Lamar Junior High School	Middle	7–8	3.6 mi
Lamar Consolidated High School	High	9–12	3.8 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	Owner occupied
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