

Single Family Residence **RESIDENTIAL**

7402 SWAN RANCH LN

RICHMOND, TX 77407

\$469,350 TopHap Estimate · \$148 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

3

BATHS

3,182 ft²

LIVING AREA

0.23 ac

LOT SIZE

2007

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$469K

\$445K low

\$493K high

Est. Owner Equity

\$253,350

Loan-to-Value

49%

TAX & ASSESSMENT

Property Tax	\$5,680 (2025)
Assessed Value	\$475,247
Previous Assessed	\$475,247
Assessor Market Value	\$499,136

PROPERTY FACTS

Property Type	Single Family Residence
County	Fort Bend
Lot (acres)	0.23
Foundation	Mat/Raft Foundation (Slab)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Porch · 83 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 19, 2008	Financing	Venders Lien			\$235K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
David Crockett Middle School	Middle	6–8	0.8 mi
Juan Seguin Elementary School	Elementary	PK–5	1.2 mi
George Bush High School	High	9–12	3.2 mi

District: Fort Bend 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 77407

69 CRIME INDEX	85 AIR POLLUTION	87,082 POPULATION	\$106K 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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