

Single Family Residence **RESIDENTIAL**

8030 DUNCAN RANCH LN

RICHMOND, TX 77407

\$451,336 TopHap Estimate · \$148 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

3

BATHS

3,052 ft²

LIVING AREA

0.17 ac

LOT SIZE

2014

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$451K

\$431K low

\$472K high

Est. Owner Equity

\$139,167

Loan-to-Value

69%

TAX & ASSESSMENT

Property Tax	\$7,584 (2025)
Assessed Value	\$468,440
Previous Assessed	\$468,440
Assessor Market Value	\$468,440

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 · 212 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 8, 2019	Financing	Warranty Deed			\$314K
Jun 30, 2014	Financing	Venders Lien			\$197K
Jun 30, 2014	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
David Crockett Middle School	Middle	6–8	0.6 mi
Juan Seguin Elementary School	Elementary	PK–5	1.4 mi
George Bush High School	High	9–12	3.5 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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