

Single Family Residence **RESIDENTIAL**

# 323 CATTLE RANCH DR

RICHMOND, TX 77469

**\$281,173** TopHap Estimate · \$188 / ft<sup>2</sup> · confidence 92 · as of Jul 14, 2026



**2**  
BEDS

**2**  
BATHS

**1,494 ft<sup>2</sup>**  
LIVING AREA

**0.14 ac**  
LOT SIZE

**2016**  
YEAR BUILT

**1**  
STORIES

**2**  
PARKING

## VALUATION

**\$281K**

\$259K low

\$304K high

Est. Owner Equity

**\$281,173**

## TAX & ASSESSMENT

|                       |              |
|-----------------------|--------------|
| Property Tax          | \$633 (2025) |
| Assessed Value        | \$312,559    |
| Previous Assessed     | \$312,559    |
| Assessor Market Value | \$312,559    |

## PROPERTY FACTS

|               |                            |
|---------------|----------------------------|
| Property Type | Single Family Residence    |
| County        | Fort Bend                  |
| Lot (acres)   | 0.14                       |
| Foundation    | Mat/Raft Foundation (Slab) |
| Heating       | Central                    |
| Cooling       | Central                    |
| Fireplace     | Yes                        |
| Garage        | Garage, Attached           |
| Pool          | No                         |

Porch · 317 ft²

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED       | PRICE | \$/FT² | LOAN |
|--------------|-------------------|------------|-------|--------|------|
| Oct 28, 2016 | Recorded document | Grant Deed |       |        |      |
| Aug 25, 2014 | Recorded document | Grant Deed |       |        |      |
| Aug 25, 2014 | Recorded document | Grant Deed |       |        |      |

## ASSIGNED SCHOOLS

| SCHOOL                         | LEVEL      | GRADES | DISTANCE |
|--------------------------------|------------|--------|----------|
| Phelan Elementary School       | Elementary | PK–5   | 0.3 mi   |
| Lamar Junior High School       | Middle     | 7–8    | 2.4 mi   |
| Lamar Consolidated High School | High       | 9–12   | 2.6 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 | <b>Owner occupied</b> |
|-----------|-----------------------|