

Single Family Residence **RESIDENTIAL**

8006 DUNCAN RANCH LN

RICHMOND, TX 77407

\$372,634 TopHap Estimate · \$167 / ft² · confidence 96 · as of Jul 14, 2026



3
BEDS

3
BATHS

2,233 ft²
LIVING AREA

0.16 ac
LOT SIZE

2016
YEAR BUILT

1
STORIES

2
PARKING

VALUATION

\$373K

\$357K low

\$389K high

Est. Owner Equity

\$372,634

TAX & ASSESSMENT

Property Tax	\$2,666 (2025)
Assessed Value	\$391,553
Previous Assessed	\$391,553
Assessor Market Value	\$391,553

PROPERTY FACTS

Property Type	Single Family Residence
County	Fort Bend
Lot (acres)	0.16
Foundation	Mat/Raft Foundation (Slab)
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Porch · 162 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 25, 2024	Financing	Venders Lien			\$328K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
David Crockett Middle School	Middle	6–8	0.7 mi
Juan Seguin Elementary School	Elementary	PK–5	1.4 mi
George Bush High School	High	9–12	3.4 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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