

Single Family Residence **RESIDENTIAL**

8007 DUNCAN RANCH LN

RICHMOND, TX 77407

\$528,919 TopHap Estimate · \$173 / ft² · confidence 94 · as of Jul 14, 2026



4

BEDS

3

BATHS

3,058 ft²

LIVING AREA

0.19 ac

LOT SIZE

2013

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$529K

\$499K low

\$559K high

Est. Owner Equity

\$302,958

Loan-to-Value

43%

TAX & ASSESSMENT

Property Tax	\$4,724 (2025)
Assessed Value	\$543,600
Previous Assessed	\$543,600
Assessor Market Value	\$543,600

PROPERTY FACTS

Property Type	Single Family Residence
County	Fort Bend
Lot (acres)	0.19
Foundation	Mat/Raft Foundation (Slab)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	Pool W/Hot Tub/Spa

Porch · 204 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 30, 2016	Financing	Deed			\$226K

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	3.4 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
--------------------------	----------------------------	-----------------------------	---------------------------------	-------------------------	------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------