

Single Family Residence **RESIDENTIAL**

8023 DUNCAN RANCH LN

RICHMOND, TX 77407

\$489,747 TopHap Estimate · \$136 / ft² · confidence 94 · as of Jul 14, 2026



4

BEDS

3

BATHS

3,590 ft²

LIVING AREA

0.17 ac

LOT SIZE

2013

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$490K

\$459K low

\$520K high

Est. Owner Equity

\$252,195

Loan-to-Value

49%

TAX & ASSESSMENT

Property Tax	\$5,816 (2025)
Assessed Value	\$484,306
Previous Assessed	\$484,306
Assessor Market Value	\$484,306

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 · 272 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 20, 2024	Financing	Transfer On Death Deed			
Jun 17, 2024	Financing	Deed Of Distribution			
Oct 28, 2014	Financing	Venders Lien			\$238K

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

| OWNERSHIP

Occupancy	Owner occupied
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