

Single Family Residence **RESIDENTIAL**

8031 DUNCAN RANCH LN

RICHMOND, TX 77407

\$504,435 TopHap Estimate · \$150 / ft² · confidence 95 · as of Jul 14, 2026



4
BEDS

3
BATHS

3,367 ft²
LIVING AREA

0.18 ac
LOT SIZE

2014
YEAR BUILT

2
STORIES

2
PARKING

VALUATION

\$504K

\$481K low

\$528K high

Est. Owner Equity

\$294,435

Loan-to-Value

41%

TAX & ASSESSMENT

Property Tax	\$8,294 (2025)
Assessed Value	\$512,317
Previous Assessed	\$512,317
Assessor Market Value	\$512,317

PROPERTY FACTS

Property Type	Single Family Residence
County	Fort Bend
Lot (acres)	0.18
Foundation	Mat/Raft Foundation (Slab)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	Yes

Porch · 210 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 28, 2020	Financing	Warranty Deed			\$210K
Aug 27, 2019	Financing	Trustees Deed			\$53K
Nov 25, 2014	Financing	Venders Lien			\$276K

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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