

Single Family Residence **RESIDENTIAL**

9119 CLEARWATER RANCH LN

RICHMOND, TX 77407

\$518,325 TopHap Estimate · \$134 / ft² · confidence 97 · as of Jul 14, 2026



4

BEDS

3

BATHS

3,858 ft²

LIVING AREA

0.18 ac

LOT SIZE

2014

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$518K

\$501K low

\$535K high

Est. Owner Equity

\$133,575

Loan-to-Value

75%

TAX & ASSESSMENT

Property Tax	\$2,133 (2025)
Assessed Value	\$530,769
Previous Assessed	\$530,769
Assessor Market Value	\$530,769

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	No

Porch · 271 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Feb 11, 2022	Financing	Venders Lien			
Feb 11, 2022	Financing	Venders Lien			\$385K
Feb 9, 2022	Financing	Special Warranty Deed			
May 19, 2015	Financing	Venders Lien			\$325K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
James Patterson Elementary School	Elementary	PK–5	0.5 mi
David Crockett Middle School	Middle	6–8	1.3 mi
George Bush High School	High	9–12	2.3 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
-----------	-----------------------