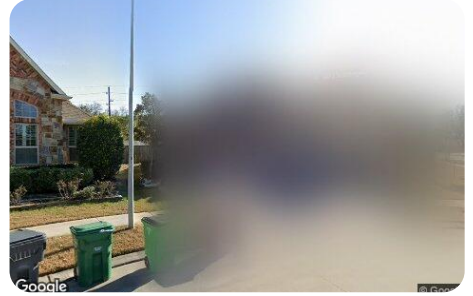


Single Family Residence **RESIDENTIAL**

306 ARBOR RANCH CIR

RICHMOND, TX 77469

\$610,711 TopHap Estimate · \$166 / ft² · confidence 94 · as of Jul 14, 2026



4

BEDS

4

BATHS

3,684 ft²

LIVING AREA

0.28 ac

LOT SIZE

2015

YEAR BUILT

2

STORIES

3

PARKING

VALUATION

\$611K

\$577K low

\$644K high

Est. Owner Equity

\$243,446

Loan-to-Value

62%

TAX & ASSESSMENT

Property Tax	\$6,549 (2025)
Assessed Value	\$549,347
Previous Assessed	\$549,347
Assessor Market Value	\$549,347

PROPERTY FACTS

Property Type	Single Family Residence
County	Fort Bend
Lot (acres)	0.28
Foundation	Mat/Raft Foundation (Slab)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Porch · 493 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Feb 28, 2019	Financing	Grant Deed			\$379K
Sep 6, 2018	Recorded document	Warranty Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Velasquez Elementary School	Elementary	PK–5	0.6 mi
Reading Junior High School	Middle	7–8	1.5 mi
George Ranch High School	High	9–12	1.6 mi

District: Lamar Consolidated 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 77469

112 CRIME INDEX	86 AIR POLLUTION	66,911 POPULATION	\$95K MEDIAN IN-COME	69°F AVG TEMP	58% SUNSHINE
---------------------------	----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

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

OWNERSHIP

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