

Single Family Residence **RESIDENTIAL**

302 ARBOR RANCH CIR

RICHMOND, TX 77469

\$501,220 TopHap Estimate · \$186 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,701 ft²

LIVING AREA

0.28 ac

LOT SIZE

2015

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$501K

\$479K low

\$523K high

Est. Owner Equity

\$189,320

Loan-to-Value

62%

TAX & ASSESSMENT

Assessed Value	\$498,180
Previous Assessed	\$498,180
Assessor Market Value	\$506,686

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

Deck · 343 ft²

Porch · 388 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 17, 2024	Financing	Intrafamily Transfer			
Feb 22, 2019	Financing	Venders Lien			\$305K
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	1.5 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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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