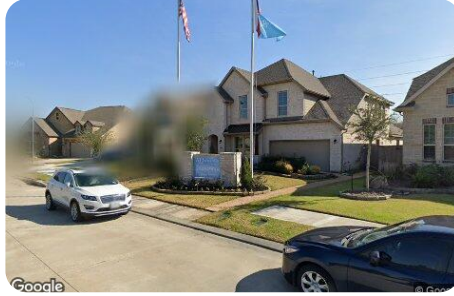
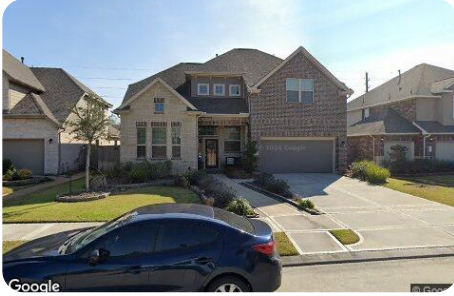


Single Family Residence **RESIDENTIAL**

322 ARBOR RANCH CIR

RICHMOND, TX 77469

\$574,576 TopHap Estimate · \$171 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

3

BATHS

3,352 ft²

LIVING AREA

0.18 ac

LOT SIZE

2017

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$575K

\$551K low

\$598K high

Est. Owner Equity

\$193,427

Loan-to-Value

66%

TAX & ASSESSMENT

Property Tax	\$3,666 (2025)
Assessed Value	\$521,580
Previous Assessed	\$521,580
Assessor Market Value	\$521,580

PROPERTY FACTS

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

Porch · 196 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 7, 2025	Financing	Venders Lien			\$381K
Jun 3, 2019	Financing	Venders Lien			\$382K
Apr 10, 2019	Recorded document	Grant Deed			
Sep 21, 2017	Financing	Loan Modification			\$12M
Sep 21, 2017	Recorded document	Grant Deed			
Mar 28, 2017	Recorded document	Grant Deed			
May 27, 2016	Recorded document	Grant Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Velasquez Elementary School	Elementary	PK–5	0.6 mi
Reading Junior High School	Middle	7–8	1.6 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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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