

Single Family Residence

RESIDENTIAL

318 ARBOR RANCH CIR

RICHMOND, TX 77469

\$564,604 TopHap Estimate · \$170 / ft² · confidence 96 · as of Jul 14, 2026



5

BEDS

3

BATHS

3,321 ft²

LIVING AREA

0.18 ac

LOT SIZE

2017

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$565K

\$544K low

\$585K high

Est. Owner Equity

\$84,314

Loan-to-Value

89%

TAX & ASSESSMENT

Property Tax	\$5,852 (2025)
Assessed Value	\$502,353
Previous Assessed	\$502,353
Assessor Market Value	\$502,353

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	No

Porch · 253 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 15, 2023	Financing	Venders Lien			\$480K

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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