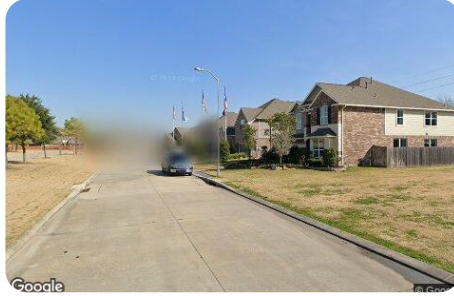


Single Family Residence **RESIDENTIAL**

314 ARBOR RANCH CIR

RICHMOND, TX 77469

\$550,000 TopHap Estimate · \$150 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

3

BATHS

3,662 ft²

LIVING AREA

0.18 ac

LOT SIZE

2023

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$550K

\$529K low

\$571K high

Last Sale

\$485,092 · Sep 7, 2023

Est. Owner Equity

\$69,710

Loan-to-Value

87%

TAX & ASSESSMENT

Property Tax	\$7,077 (2025)
Assessed Value	\$285,040
Previous Assessed	\$552,355
Assessor Market Value	\$285,040

PROPERTY FACTS

Property Type	Single Family Residence
County	FORT BEND
Lot (acres)	0.18
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No
View	Interior

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 28, 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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