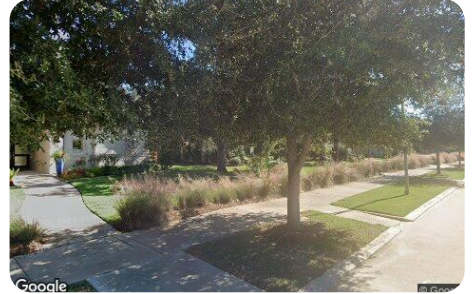


Single Family Residence **RESIDENTIAL**

8642 FULSHEAR RUN TRCE

RICHMOND, TX 77406

\$2,115,196 TopHap Estimate · \$430 / ft² · confidence 68 · as of Jul 14, 2026



4
BEDS

4
BATHS

4,918 ft²
LIVING AREA

0.52 ac
LOT SIZE

2019
YEAR BUILT

1
STORIES

3
PARKING

VALUATION

\$2.1M

\$1.4M low

\$2.8M high

Est. Owner Equity

\$1,861,810

Loan-to-Value

13%

TAX & ASSESSMENT

Property Tax	\$8,603 (2025)
Assessed Value	\$927,827
Previous Assessed	\$927,827
Assessor Market Value	\$970,926

PROPERTY FACTS

Property Type	Single Family Residence
County	Fort Bend
Lot (acres)	0.52
Foundation	Mat/Raft Foundation (Slab)
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Porch · 953 ft²

Outdoor kitchen

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 8, 2022	Financing	Intrafamily Transfer			
Dec 13, 2019	Financing	Grant Deed			\$250K
Dec 22, 2017	Recorded document	Grant Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Fulshear High School	High	9–12	0.8 mi
Huggins Elementary School	Elementary	KG–5	0.9 mi
Leaman Junior High School	Middle	7–8	0.9 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 77406

69 CRIME INDEX	85 AIR POLLUTION	70,172 POPULATION	\$136K 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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