

Single Family Residence **RESIDENTIAL**

8618 FULSHEAR RUN TRCE

RICHMOND, TX 77406

\$1,894,877 TopHap Estimate · \$451 / ft² · confidence 68 · as of Jul 14, 2026



4
BEDS

3
BATHS

4,206 ft²
LIVING AREA

0.66 ac
LOT SIZE

2018
YEAR BUILT

1
STORIES

4
PARKING

VALUATION

\$1.9M

\$1.3M low

\$2.5M high

Est. Owner Equity

\$1,384,877

Loan-to-Value

28%

TAX & ASSESSMENT

Property Tax	\$15,366 (2025)
Assessed Value	\$838,100
Previous Assessed	\$838,100
Assessor Market Value	\$838,100

PROPERTY FACTS

Property Type	Single Family Residence
County	Fort Bend
Lot (acres)	0.66
Foundation	Mat/Raft Foundation (Slab)
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Porch · 566 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Feb 6, 2024	Financing	Intrafamily Transfer			
Apr 26, 2019	Financing	Warranty Deed			\$573K
Sep 29, 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	1.0 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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