

Single Family Residence **RESIDENTIAL**

8526 FULSHEAR RUN TRCE

RICHMOND, TX 77406

\$1,886,356 TopHap Estimate · \$430 / ft² · confidence 68 · as of Jul 14, 2026



5

BEDS

4

BATHS

4,385 ft²

LIVING AREA

0.74 ac

LOT SIZE

2016

YEAR BUILT

2

STORIES

3

PARKING

VALUATION

\$1.9M

\$1.3M low

\$2.5M high

Est. Owner Equity

\$1,784,956

Loan-to-Value

6%

TAX & ASSESSMENT

Property Tax	\$8,990 (2025)
Assessed Value	\$979,284
Previous Assessed	\$979,284
Assessor Market Value	\$1,023,925

PROPERTY FACTS

Property Type	Single Family Residence
County	Fort Bend
Lot (acres)	0.74
Foundation	Mat/Raft Foundation (Slab)
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Mixed
Pool	Pool W/Hot Tub/Spa

Porch · 452 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 29, 2016	Financing	Venders Lien			\$101K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Fulshear High School	High	9–12	0.9 mi
Huggins Elementary School	Elementary	KG–5	1.0 mi
Leaman Junior High School	Middle	7–8	1.1 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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