

Single Family Residence **RESIDENTIAL**

8402 FULSHEAR RUN TRCE

RICHMOND, TX 77406

\$2,889,634 TopHap Estimate · \$444 / ft² · confidence 70 · as of Jul 14, 2026



6

BEDS

5

BATHS

6,503 ft²

LIVING AREA

1.15 ac

LOT SIZE

2019

YEAR BUILT

2

STORIES

3

PARKING

VALUATION

\$2.9M

\$2M low

\$3.7M high

Est. Owner Equity

\$1,620,835

Loan-to-Value

39%

TAX & ASSESSMENT

Property Tax	\$21,147 (2025)
Assessed Value	\$1,318,615
Previous Assessed	\$1,318,615
Assessor Market Value	\$1,318,615

PROPERTY FACTS

Property Type	Single Family Residence
County	Fort Bend
Lot (acres)	1.15
Foundation	Mat/Raft Foundation (Slab)
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	Pool W/Hot Tub/Spa

Porch · 802 ft²

Outdoor kitchen

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 29, 2020	Financing	Venders Lien			\$1.3M

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Fulshear High School	High	9–12	1.0 mi
Huggins Elementary School	Elementary	KG–5	1.2 mi
Leaman Junior High School	Middle	7–8	1.2 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
--------------------------	----------------------------	-----------------------------	---------------------------------	-------------------------	------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------