

Single Family Residence **RESIDENTIAL**

# 8403 FULSHEAR RUN TRCE

RICHMOND, TX 77406

**\$1,861,473** TopHap Estimate · \$332 / ft<sup>2</sup> · confidence 92 · as of Jul 14, 2026



**5**

BEDS

**4**

BATHS

**5,614 ft<sup>2</sup>**

LIVING AREA

**1.13 ac**

LOT SIZE

**2020**

YEAR BUILT

**3**

PARKING

## VALUATION

**\$1.9M**

\$1.7M low

\$2M high

Est. Owner Equity

**\$926,955**

Loan-to-Value

**52%**

## TAX & ASSESSMENT

|                       |                 |
|-----------------------|-----------------|
| Property Tax          | \$24,843 (2025) |
| Assessed Value        | \$1,532,780     |
| Previous Assessed     | \$1,532,780     |
| Assessor Market Value | \$1,616,630     |

## PROPERTY FACTS

|               |                            |
|---------------|----------------------------|
| Property Type | Single Family Residence    |
| County        | Fort Bend                  |
| Lot (acres)   | 1.13                       |
| Foundation    | Mat/Raft Foundation (Slab) |
| Heating       | Central                    |
| Cooling       | Central                    |
| Fireplace     | Yes                        |
| Garage        | Garage, Attached           |
| Pool          | Pool W/Hot Tub/Spa         |

Sports court

Outdoor kitchen

## CLIMATE RISK

|            |                |            |             |               |
|------------|----------------|------------|-------------|---------------|
| 1<br>FLOOD | 54<br>WILDFIRE | 99<br>HEAT | 57<br>STORM | 71<br>DROUGHT |
|------------|----------------|------------|-------------|---------------|

Scores 0–100; higher = greater projected risk.

## ASSIGNED SCHOOLS

| SCHOOL                    | LEVEL      | GRADES | DISTANCE |
|---------------------------|------------|--------|----------|
| Fulshear High School      | High       | 9–12   | 1.1 mi   |
| Huggins Elementary School | Elementary | KG–5   | 1.2 mi   |
| Leaman Junior High School | Middle     | 7–8    | 1.3 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

|                          |                            |                             |                                 |                         |                        |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>69</b><br>CRIME INDEX | <b>85</b><br>AIR POLLUTION | <b>70,172</b><br>POPULATION | <b>\$136K</b><br>MEDIAN IN-COME | <b>69°F</b><br>AVG TEMP | <b>58%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

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

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|