

Single Family Residence **RESIDENTIAL**

22058 RUSTIC CANYON LN

RICHMOND, TX 77469

\$306,033 TopHap Estimate · \$124 / ft² · confidence 92 · as of Jul 14, 2026



4

BEDS

2

BATHS

2,467 ft²

LIVING AREA

0.25 ac

LOT SIZE

2004

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$306K

\$281K low

\$331K high

Est. Owner Equity

\$41,433

Loan-to-Value

82%

TAX & ASSESSMENT

Property Tax	\$3,216 (2025)
Assessed Value	\$324,828
Previous Assessed	\$324,828
Assessor Market Value	\$324,828

PROPERTY FACTS

Property Type	Single Family Residence
County	Fort Bend
Lot (acres)	0.25
Foundation	Mat/Raft Foundation (Slab)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Detached
Pool	No

Patio · 112 ft²

Porch · 216 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 29, 2023	Financing	Intrafamily Transfer			
Apr 13, 2021	Financing	Venders Lien			\$265K
Nov 14, 2012	Financing	Warranty Deed			\$177K
Nov 15, 2010	Financing	Venders Lien			\$166K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Hutchison Elementary School	Elementary	PK–5	0.4 mi
Lamar Junior High School	Middle	7–8	3.6 mi
Lamar Consolidated High School	High	9–12	3.7 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 77469

112 CRIME INDEX	86 AIR POLLUTION	66,911 POPULATION	\$95K 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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