

Single Family Residence

RESIDENTIAL

2022 HAYS RANCH DR

RICHMOND, TX 77469

\$393,276 TopHap Estimate · \$178 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

2

BATHS

2,206 ft²

LIVING AREA

0.17 ac

LOT SIZE

2020

YEAR BUILT

1

PARKING

VALUATION

\$393K

\$371K low

\$415K high

Est. Owner Equity

\$393,276

TAX & ASSESSMENT

Property Tax	\$949 (2025)
Assessed Value	\$406,234
Previous Assessed	\$406,234
Assessor Market Value	\$419,481

PROPERTY FACTS

Property Type	Single Family Residence
County	Fort Bend
Lot (acres)	0.17
Foundation	Mat/Raft Foundation (Slab)
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Phelan Elementary School	Elementary	PK–5	0.4 mi
Lamar Junior High School	Middle	7–8	2.3 mi
Lamar Consolidated High School	High	9–12	2.4 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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