

Single Family Residence

RESIDENTIAL

2006 HAYS RANCH DR

RICHMOND, TX 77469

\$392,017 TopHap Estimate · \$179 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

2

BATHS

2,194 ft²

LIVING AREA

0.18 ac

LOT SIZE

2020

YEAR BUILT

1

PARKING

VALUATION

\$392K

\$371K low

\$413K high

Est. Owner Equity

\$154,721

Loan-to-Value

58%

TAX & ASSESSMENT

Property Tax	\$4,401 (2025)
Assessed Value	\$404,592
Previous Assessed	\$404,592
Assessor Market Value	\$404,592

PROPERTY FACTS

Property Type	Single Family Residence
County	Fort Bend
Lot (acres)	0.18
Foundation	Mat/Raft Foundation (Slab)
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Nov 24, 2020	Financing	Venders Lien			\$237K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Phelan Elementary School	Elementary	PK–5	0.4 mi
Lamar Junior High School	Middle	7–8	2.2 mi
Lamar Consolidated High School	High	9–12	2.3 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 77469

112 CRIME INDEX	86 AIR POLLUTION	66,911 POPULATION	\$95K MEDIAN IN-COME	69°F AVG TEMP	58% SUNSHINE
---------------------------	----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

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

OWNERSHIP

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