

Planned Unit Development (Pud)

RESIDENTIAL

# 119 BLUE RIVER TRL

ROSENBERG, TX 77471

**0.14 ac**

LOT SIZE

## TAX & ASSESSMENT

|                       |              |
|-----------------------|--------------|
| Property Tax          | \$100 (2025) |
| Assessed Value        | \$6,000      |
| Previous Assessed     | \$6,000      |
| Assessor Market Value | \$44,000     |

## PROPERTY FACTS

|               |                                |
|---------------|--------------------------------|
| Property Type | Planned Unit Development (Pud) |
| County        | Fort Bend                      |
| Lot (acres)   | 0.14                           |

## CLIMATE RISK

**10**  
FLOOD

**49**  
WILDFIRE

**99**  
HEAT

**61**  
STORM

**74**  
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED         | PRICE | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|--------------|-------|--------------------|--------|
| Dec 19, 2025 | Financing | Venders Lien |       |                    | \$260K |

## ASSIGNED SCHOOLS

| SCHOOL                    | LEVEL      | GRADES | DISTANCE |
|---------------------------|------------|--------|----------|
| Beasley Elementary School | Elementary | PK-5   | 2.1 mi   |
| George Junior High School | Middle     | 7-8    | 6.8 mi   |
| Terry High School         | High       | 9-12   | 7.2 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 77471

|                           |                            |                             |                                |                         |                        |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>144</b><br>CRIME INDEX | <b>91</b><br>AIR POLLUTION | <b>51,318</b><br>POPULATION | <b>\$62K</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 | Owner occupied |
|-----------|----------------|