

Single Family Residence **RESIDENTIAL**

531 BLUE RIVER TRL

ROSENBERG, TX 77471

\$558,081 TopHap Estimate · \$138 / ft² · confidence 91 · as of Jul 14, 2026

4
BEDS

3
BATHS

4,056 ft²
LIVING AREA

0.23 ac
LOT SIZE

2024
YEAR BUILT

2
PARKING

VALUATION

\$558K

\$505K low

\$611K high

Est. Owner Equity **\$190,724**

Loan-to-Value **64%**

TAX & ASSESSMENT

Property Tax	\$683 (2025)
Assessed Value	\$418,700
Previous Assessed	\$418,700
Assessor Market Value	\$418,700

PROPERTY FACTS

Property Type	Single Family Residence
County	Fort Bend
Lot (acres)	0.23
Foundation	Mat/Raft Foundation (Slab)
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached

Porch · 430 ft²

CLIMATE RISK

10 FLOOD	46 WILDFIRE	99 HEAT	61 STORM	74 DROUGHT
-------------	----------------	------------	-------------	---------------

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Feb 14, 2025	Financing	Venders Lien			\$367K
Oct 3, 2024	Financing	Special Warranty Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Beasley Elementary School	Elementary	PK–5	2.2 mi
George Junior High School	Middle	7–8	6.8 mi
Terry High School	High	9–12	7.1 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

144 CRIME INDEX	91 AIR POLLUTION	51,318 POPULATION	\$62K MEDIAN IN-COME	69°F AVG TEMP	58% SUNSHINE
---------------------------	----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

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

OWNERSHIP

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