

Residential (General/Single)

RESIDENTIAL

# 422 BLUE RIVER TRL

ROSENBERG, TX 77471

**\$310,276** TopHap Estimate · confidence 70 · as of Jul 14, 2026

**0.19 ac**

LOT SIZE

## VALUATION

**\$310K**

\$217K low

\$404K high

Est. Owner Equity

**\$0**

Loan-to-Value

**138%**

## TAX & ASSESSMENT

|                       |                     |
|-----------------------|---------------------|
| Property Tax          | <b>\$834 (2025)</b> |
| Assessed Value        | <b>\$50,000</b>     |
| Previous Assessed     | <b>\$50,000</b>     |
| Assessor Market Value | <b>\$50,000</b>     |

## PROPERTY FACTS

|               |                              |
|---------------|------------------------------|
| Property Type | Residential (General/Single) |
| County        | Fort Bend                    |
| Lot (acres)   | 0.19                         |

## CLIMATE RISK

|             |                |            |             |               |
|-------------|----------------|------------|-------------|---------------|
| 10<br>FLOOD | 46<br>WILDFIRE | 99<br>HEAT | 61<br>STORM | 74<br>DROUGHT |
|-------------|----------------|------------|-------------|---------------|

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

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED         | PRICE | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|--------------|-------|--------------------|--------|
| Mar 25, 2026 | Financing | Venders Lien |       |                    | \$446K |

## 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 | <b>Absentee owner</b> |
|-----------|-----------------------|