

Residential - Vacant Land

RESIDENTIAL

# 522 BLUE RIVER TRL

ROSENBERG, TX 77471

**0.19 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 | Residential - Vacant Land |
| County        | Fort Bend                 |
| Lot (acres)   | 0.19                      |

## CLIMATE RISK

**10**  
FLOOD

**46**  
WILDFIRE

**99**  
HEAT

**61**  
STORM

**74**  
DROUGHT

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

## 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 | Absentee owner |
|-----------|----------------|