

Residential (General/Single)

RESIDENTIAL

314 BLUE RIVER TRL

ROSENBERG, TX 77471

\$449,539 TopHap Estimate · confidence 97 · as of Jul 14, 2026

0.2 ac

LOT SIZE

VALUATION

\$450K

\$434K low

\$465K high

Est. Owner Equity

\$24,748

Loan-to-Value

93%

TAX & ASSESSMENT

Property Tax

\$734 (2025)

Assessed Value

\$50,000

Previous Assessed

\$50,000

Assessor Market Value

\$50,000

PROPERTY FACTS

Property Type	Residential (General/Single)
County	Fort Bend
Lot (acres)	0.20

CLIMATE RISK

10 FLOOD	48 WILDFIRE	99 HEAT	61 STORM	74 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 21, 2025	Financing	Venders Lien			\$425K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Beasley Elementary School	Elementary	PK–5	2.0 mi
George Junior High School	Middle	7–8	6.9 mi
Terry High School	High	9–12	7.3 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 77471

144 CRIME INDEX	91 AIR POLLUTION	51,318 POPULATION	\$62K MEDIAN IN- COME	69°F AVG TEMP	58% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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