

Residential - Vacant Land

RESIDENTIAL

346 BLUE RIVER TRL

ROSENBERG, TX 77471

0.22 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)	0.22

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	\$/FT ²	LOAN
Oct 24, 2025	Financing	Venders Lien			\$436K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Beasley Elementary School	Elementary	PK-5	2.1 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
---------------------------	----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

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

OWNERSHIP

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