

Single Family Residence **RESIDENTIAL**

## 2827 SYCAMORE RUN LN

ROSENBERG, TX 77469

**\$382,740** TopHap Estimate · \$144 / ft<sup>2</sup> · confidence 91 · as of Jul 14, 2026



**4**

BEDS

**3**

BATHS

**2,667 ft<sup>2</sup>**

LIVING AREA

**0.17 ac**

LOT SIZE

**2024**

YEAR BUILT

**2**

PARKING

### VALUATION

**\$383K**

\$350K low

\$416K high

Est. Owner Equity

**\$72,528**

Loan-to-Value

**81%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$4,980 (2025) |
| Assessed Value        | \$368,986      |
| Previous Assessed     | \$368,986      |
| Assessor Market Value | \$368,986      |

## PROPERTY FACTS

|               |                            |
|---------------|----------------------------|
| Property Type | Single Family Residence    |
| County        | Fort Bend                  |
| Lot (acres)   | 0.17                       |
| Foundation    | Mat/Raft Foundation (Slab) |
| Heating       | Central                    |
| Cooling       | Central                    |
| Fireplace     | Yes                        |
| Garage        | Garage, Attached           |

Porch · 146 ft²

## CLIMATE RISK

|             |                |            |             |               |
|-------------|----------------|------------|-------------|---------------|
| 10<br>FLOOD | 43<br>WILDFIRE | 97<br>HEAT | 62<br>STORM | 38<br>DROUGHT |
|-------------|----------------|------------|-------------|---------------|

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

## TRANSACTION HISTORY

| DATE        | TYPE      | DEED         | PRICE | \$/FT² | LOAN   |
|-------------|-----------|--------------|-------|--------|--------|
| Jan 8, 2025 | Financing | Venders Lien |       |        | \$310K |

## ASSIGNED SCHOOLS

| SCHOOL                      | LEVEL      | GRADES | DISTANCE |
|-----------------------------|------------|--------|----------|
| Arredondo Elementary School | Elementary | PK–5   | 1.0 mi   |
| Wright Junior High School   | Middle     | 7–8    | 2.0 mi   |
| Randle High School          | High       | 9–12   | 2.0 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 77469

|                           |                            |                             |                                |                         |                        |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>112</b><br>CRIME INDEX | <b>86</b><br>AIR POLLUTION | <b>66,911</b><br>POPULATION | <b>\$95K</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 | Owner occupied |
|-----------|----------------|