

Single Family Residence **RESIDENTIAL**

# 3023 RANCH GATE LN

ROSENBERG, TX 77471

**\$321,574** TopHap Estimate · \$134 / ft<sup>2</sup> · confidence 95 · as of Jul 14, 2026



**4**

BEDS

**3**

BATHS

**2,400 ft<sup>2</sup>**

LIVING AREA

**0.18 ac**

LOT SIZE

**2023**

YEAR BUILT

**2**

PARKING

## VALUATION

**\$322K**

\$306K low

\$338K high

Est. Owner Equity

**\$321,574**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$5,829 (2025) |
| Assessed Value        | \$349,288      |
| Previous Assessed     | \$349,288      |
| Assessor Market Value | \$349,288      |

## PROPERTY FACTS

|               |                            |
|---------------|----------------------------|
| Property Type | Single Family Residence    |
| County        | Fort Bend                  |
| Lot (acres)   | 0.18                       |
| Foundation    | Mat/Raft Foundation (Slab) |
| Heating       | Central                    |
| Cooling       | Central                    |
| Fireplace     | Yes                        |
| Garage        | Garage, Attached           |

Porch · 186 ft²

## CLIMATE RISK

40  
FLOOD

49  
WILDFIRE

99  
HEAT

62  
STORM

38  
DROUGHT

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

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                  | PRICE | \$/FT² | LOAN |
|--------------|-----------|-----------------------|-------|--------|------|
| Feb 29, 2024 | Financing | Special Warranty Deed |       |        |      |
| Feb 29, 2024 | Financing | Intrafamily Transfer  |       |        |      |

## ASSIGNED SCHOOLS

| SCHOOL                    | LEVEL      | GRADES | DISTANCE |
|---------------------------|------------|--------|----------|
| Bowie Elementary School   | Elementary | PK–5   | 2.4 mi   |
| George Junior High School | Middle     | 7–8    | 4.3 mi   |
| Terry High School         | High       | 9–12   | 4.7 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>Owner occupied</b> |
|-----------|-----------------------|