

Single Family Residence **RESIDENTIAL**

## 2131 HEATHER RIDGE WAY

ROSENBERG, TX 77471

**\$363,519** TopHap Estimate · \$160 / ft<sup>2</sup> · confidence 95 · as of Jul 14, 2026



**4**

BEDS

**3**

BATHS

**2,274 ft<sup>2</sup>**

LIVING AREA

**0.32 ac**

LOT SIZE

**2024**

YEAR BUILT

**2**

PARKING

### VALUATION

**\$364K**

\$344K low

\$383K high

Est. Owner Equity

**\$0**

Loan-to-Value

**106%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$5,633 (2025) |
| Assessed Value        | \$337,549      |
| Previous Assessed     | \$337,549      |
| Assessor Market Value | \$337,549      |

## PROPERTY FACTS

|               |                            |
|---------------|----------------------------|
| Property Type | Single Family Residence    |
| County        | Fort Bend                  |
| Lot (acres)   | 0.32                       |
| Foundation    | Mat/Raft Foundation (Slab) |
| Heating       | Central                    |
| Cooling       | Central                    |
| Fireplace     | Yes                        |
| Garage        | Garage, Attached           |
| View          | Cul-De-Sac                 |

Porch · 126 ft²

## CLIMATE RISK

41  
FLOOD

49  
WILDFIRE

97  
HEAT

62  
STORM

38  
DROUGHT

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

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED         | PRICE | \$/FT² | LOAN   |
|--------------|-----------|--------------|-------|--------|--------|
| Oct 28, 2024 | Financing | Venders Lien |       |        | \$385K |

## ASSIGNED SCHOOLS

| SCHOOL                    | LEVEL      | GRADES | DISTANCE |
|---------------------------|------------|--------|----------|
| Bowie Elementary School   | Elementary | PK–5   | 2.5 mi   |
| George Junior High School | Middle     | 7–8    | 4.4 mi   |
| Terry High School         | High       | 9–12   | 4.8 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> |
|-----------|-----------------------|