

Single Family Residence **RESIDENTIAL**

3318 RIVER RANCH NORTH DR

ROSENBERG, TX 77471

\$599,171 TopHap Estimate · \$178 / ft² · confidence 93 · as of Jul 14, 2026



5
BEDS

4
BATHS

3,370 ft²
LIVING AREA

1 ac
LOT SIZE

2004
YEAR BUILT

2
STORIES

2
PARKING

VALUATION

\$599K

\$556K low

\$643K high

Est. Owner Equity

\$274,171

Loan-to-Value

55%

TAX & ASSESSMENT

Property Tax	\$1,543 (2025)
Assessed Value	\$581,964
Previous Assessed	\$581,964
Assessor Market Value	\$581,964

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	Fort Bend
Lot (acres)	1.00
Foundation	Mat/Raft Foundation (Slab)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Porch · 109 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Feb 28, 2006	Financing	Warranty Deed			\$228K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Briscoe Junior High School	Middle	7–8	0.8 mi
Foster High School	High	9–12	1.0 mi
Frost Elementary School	Elementary	KG–5	4.3 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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