

Single Family Residence **RESIDENTIAL**

## 2810 BULL RUN ST

ROSENBERG, TX 77471

**\$354,529** TopHap Estimate · \$192 / ft<sup>2</sup> · confidence 93 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**1,848 ft<sup>2</sup>**

LIVING AREA

**2 ac**

LOT SIZE

**2000**

YEAR BUILT

**1**

STORIES

### VALUATION

**\$355K**

\$331K low

\$378K high

Est. Owner Equity

**\$274,529**

Loan-to-Value

**22%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$5,260 (2025) |
| Assessed Value        | \$269,889      |
| Previous Assessed     | \$269,889      |
| Assessor Market Value | \$269,889      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Conventional            |
| County        | Fort Bend               |
| Lot (acres)   | 2.00                    |
| Foundation    | Pier/Post & Beam        |
| Roof          | Composition Shingle     |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Pool          | No                      |

Patio · 512 ft²

Porch · 472 ft²

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED          | PRICE | \$/FT² | LOAN  |
|--------------|-----------|---------------|-------|--------|-------|
| Aug 3, 2017  | Financing | Warranty Deed |       |        | \$80K |
| May 16, 1997 | Financing | Grant Deed    |       |        | \$8K  |

## ASSIGNED SCHOOLS

| SCHOOL                      | LEVEL      | GRADES | DISTANCE |
|-----------------------------|------------|--------|----------|
| Needville Elementary School | Elementary | PK–3   | 6.0 mi   |
| Needville Jr High School    | Middle     | 7–8    | 8.6 mi   |
| Needville High School       | High       | 9–12   | 8.8 mi   |

District: Needville 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>Absentee owner</b> |
|-----------|-----------------------|