

Single Family Residence **RESIDENTIAL**

## 2603 DIAMOND RIVER DR

ROSENBERG, TX 77471

**\$346,751** TopHap Estimate · \$138 / ft<sup>2</sup> · confidence 95 · as of Jul 14, 2026



**4**

BEDS

**3**

BATHS

**2,520 ft<sup>2</sup>**

LIVING AREA

**0.14 ac**

LOT SIZE

**2009**

YEAR BUILT

**1**

STORIES

**2**

PARKING

### VALUATION

**\$347K**

\$328K low

\$366K high

Est. Owner Equity

**\$346,751**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$1,299 (2025) |
| Assessed Value        | \$342,054      |
| Previous Assessed     | \$342,054      |
| Assessor Market Value | \$354,671      |

## PROPERTY FACTS

|               |                            |
|---------------|----------------------------|
| Property Type | Single Family Residence    |
| County        | Fort Bend                  |
| Lot (acres)   | 0.14                       |
| Foundation    | Mat/Raft Foundation (Slab) |
| Roof          | Composition Shingle        |
| Heating       | Central                    |
| Cooling       | Central                    |
| Fireplace     | Yes                        |
| Garage        | Garage, Attached           |
| Pool          | No                         |

Porch · 27 ft²

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED          | PRICE | \$/FT² | LOAN   |
|--------------|-----------|---------------|-------|--------|--------|
| Jan 29, 2010 | Financing | Venders Lien  |       |        | \$132K |
| Nov 27, 2006 | Financing | Warranty Deed |       |        | \$146K |

## ASSIGNED SCHOOLS

| SCHOOL                      | LEVEL      | GRADES | DISTANCE |
|-----------------------------|------------|--------|----------|
| Arredondo Elementary School | Elementary | PK–5   | 0.7 mi   |
| Wright Junior High School   | Middle     | 7–8    | 2.2 mi   |
| Randle High School          | High       | 9–12   | 2.2 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> |
|-----------|-----------------------|