

Single Family Residence **RESIDENTIAL**

3603 RIVER BEND DR

ROSENBERG, TX 77471

\$594,367 TopHap Estimate · \$186 / ft² · confidence 93 · as of Jul 14, 2026



4

BEDS

3

BATHS

3,191 ft²

LIVING AREA

0.96 ac

LOT SIZE

2007

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$594K

\$552K low

\$636K high

Est. Owner Equity

\$248,367

Loan-to-Value

57%

TAX & ASSESSMENT

Property Tax	\$7,622 (2025)
Assessed Value	\$621,577
Previous Assessed	\$621,577
Assessor Market Value	\$637,008

PROPERTY FACTS

Property Type	Single Family Residence
County	Fort Bend
Lot (acres)	0.96
Foundation	Mat/Raft Foundation (Slab)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Porch · 270 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 23, 2018	Financing	Warranty Deed			\$356K
May 17, 2012	Financing	Warranty Deed			\$152K
Jul 13, 2007	Financing	Warranty Deed			\$399K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Briscoe Junior High School	Middle	7–8	0.5 mi
Foster High School	High	9–12	0.7 mi
Frost Elementary School	Elementary	KG–5	4.1 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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