

Single Family Residence **RESIDENTIAL**

# 4244 ROCK BEND DR

COLLEGE STATION, TX 77845

**\$371,859** TopHap Estimate · \$212 / ft<sup>2</sup> · confidence 97 · as of Jul 14, 2026



**3**  
BEDS

**3**  
BATHS

**1,756 ft<sup>2</sup>**  
LIVING AREA

**0.15 ac**  
LOT SIZE

**2010**  
YEAR BUILT

**1**  
STORIES

**8**  
ROOMS

**2**  
PARKING

## VALUATION

**\$372K**

\$360K low

\$384K high

Est. Owner Equity

**\$246,359**

Loan-to-Value

**33%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$5,458 (2024) |
| Assessed Value        | \$355,858      |
| Previous Assessed     | \$342,065      |
| Assessor Market Value | \$355,858      |

## PROPERTY FACTS

|               |                            |
|---------------|----------------------------|
| Property Type | Single Family Residence    |
| County        | Brazos                     |
| Lot (acres)   | 0.15                       |
| Construction  | Concrete Blocks            |
| Foundation    | Mat/Raft Foundation (Slab) |
| Roof          | Composition Shingle        |
| Heating       | Central                    |
| Cooling       | Central                    |
| Fireplace     | Yes                        |
| Garage        | Garage, Attached           |
| Pool          | No                         |

Porch · 226 ft²

## ASSIGNED SCHOOLS

| SCHOOL                         | LEVEL      | GRADES | DISTANCE |
|--------------------------------|------------|--------|----------|
| College Station High School    | High       | 9–12   | 0.9 mi   |
| Spring Creek Elementary School | Elementary | PK–4   | 1.0 mi   |
| College Station Middle School  | Middle     | 7–8    | 2.3 mi   |

District: College Station 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 77845

|                          |                             |                             |                                |                         |                        |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>65</b><br>CRIME INDEX | <b>103</b><br>AIR POLLUTION | <b>73,323</b><br>POPULATION | <b>\$94K</b><br>MEDIAN IN-COME | <b>68°F</b><br>AVG TEMP | <b>60%</b><br>SUNSHINE |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|