

Single Family Residence **RESIDENTIAL**

3418 RIVER RANCH NORTH DR

ROSENBERG, TX 77471

\$690,796 TopHap Estimate · \$199 / ft² · confidence 93 · as of Jul 14, 2026



4
BEDS

3
BATHS

3,477 ft²
LIVING AREA

1 ac
LOT SIZE

2010
YEAR BUILT

1
STORIES

3
PARKING

VALUATION

\$691K

\$643K low

\$738K high

Est. Owner Equity

\$330,796

Loan-to-Value

55%

TAX & ASSESSMENT

Property Tax	\$3,898 (2025)
Assessed Value	\$668,200
Previous Assessed	\$668,200
Assessor Market Value	\$668,200

PROPERTY FACTS

Property Type	Single Family Residence
County	Fort Bend
Lot (acres)	1.00
Foundation	Mat/Raft Foundation (Slab)
Roof	Metal
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	Pool W/Hot Tub/Spa

Porch · 498 ft²

CLIMATE RISK

88 FLOOD	54 WILDFIRE	99 HEAT	58 STORM	38 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 10, 2015	Financing	Warranty Deed			\$360K
Apr 2, 2012	Financing	Warranty Deed			\$280K
Mar 19, 2012	Recorded document	Warranty Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Briscoe Junior High School	Middle	7–8	0.7 mi
Foster High School	High	9–12	0.9 mi

Frost Elementary School	Elementary	KG–5	4.3 mi
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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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