

Single Family Residence **RESIDENTIAL**

731 VALLEY RIDGE DR

ROSENBERG, TX 77469

\$440,091 TopHap Estimate · \$121 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

3

BATHS

3,652 ft²

LIVING AREA

0.18 ac

LOT SIZE

2013

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$440K

\$420K low

\$460K high

Est. Owner Equity

\$220,091

Loan-to-Value

48%

TAX & ASSESSMENT

Property Tax	\$5,139 (2025)
Assessed Value	\$454,323
Previous Assessed	\$454,323
Assessor Market Value	\$454,323

PROPERTY FACTS

Property Type	Single Family Residence
County	Fort Bend
Lot (acres)	0.18
Foundation	Mat/Raft Foundation (Slab)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Patio · 285 ft²

Porch · 152 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 6, 2017	Financing	Venders Lien			\$229K
Jan 10, 2015	Quitclaim	Quit Claim Transfer			
Mar 24, 2014	Financing	Grant Deed			\$199K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Arredondo Elementary School	Elementary	PK-5	0.9 mi
Randle High School	High	9-12	2.5 mi
Wright Junior High School	Middle	7-8	2.5 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 77469

112 CRIME INDEX	86 AIR POLLUTION	66,911 POPULATION	\$95K MEDIAN IN-COME	69°F AVG TEMP	58% SUNSHINE
---------------------------	----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

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

OWNERSHIP

Occupancy	Owner occupied
-----------	----------------