

Single Family Residence **RESIDENTIAL**

# 3126 RIVER RANCH SOUTH DR

ROSENBERG, TX 77471

**\$904,035** TopHap Estimate · \$281 / ft² · confidence 94 · as of Jun 23, 2026



**4**  
BEDS

**3**  
BATHS

**3,214 ft²**  
LIVING AREA

**0.87 ac**  
LOT SIZE

**2023**  
YEAR BUILT

**4**  
PARKING

## VALUATION

**\$904K**

\$850K low

\$958K high

Est. Owner Equity

**\$360,035**

Loan-to-Value

**60%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$9,127 (2025) |
| Assessed Value        | \$722,958      |
| Previous Assessed     | \$722,958      |
| Assessor Market Value | \$722,958      |

## PROPERTY FACTS

|               |                            |
|---------------|----------------------------|
| Property Type | Single Family Residence    |
| County        | Fort Bend                  |
| Lot (acres)   | 0.87                       |
| Foundation    | Mat/Raft Foundation (Slab) |
| Heating       | Central                    |
| Cooling       | Central                    |
| Fireplace     | Yes                        |
| Garage        | Garage, Attached           |
| Pool          | No                         |

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED         | PRICE | \$/FT <sup>2</sup> | LOAN  |
|--------------|-----------|--------------|-------|--------------------|-------|
| Jul 13, 2017 | Financing | Venders Lien |       |                    | \$68K |

## ASSIGNED SCHOOLS

| SCHOOL                     | LEVEL      | GRADES | DISTANCE |
|----------------------------|------------|--------|----------|
| Briscoe Junior High School | Middle     | 7–8    | 1.0 mi   |
| Foster High School         | High       | 9–12   | 1.2 mi   |
| Frost Elementary School    | Elementary | KG–5   | 4.4 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

|                                       |                                        |                                         |                                            |                                     |                                    |
|---------------------------------------|----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|
| <div>144</div> <div>CRIME INDEX</div> | <div>91</div> <div>AIR POLLUTION</div> | <div>51,318</div> <div>POPULATION</div> | <div>\$62K</div> <div>MEDIAN IN-COME</div> | <div>69°F</div> <div>AVG TEMP</div> | <div>58%</div> <div>SUNSHINE</div> |
|---------------------------------------|----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|

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

| OWNERSHIP

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