

Single Family Residence **RESIDENTIAL**

# 3110 RIVER RANCH SOUTH DR

ROSENBERG, TX 77471

**\$574,621** TopHap Estimate · \$286 / ft<sup>2</sup> · confidence 95 · as of Jul 14, 2026



**3**  
BEDS

**2**  
BATHS

**2,010 ft<sup>2</sup>**  
LIVING AREA

**0.87 ac**  
LOT SIZE

**2016**  
YEAR BUILT

**2**  
PARKING

## VALUATION

**\$575K**

\$544K low

\$605K high

Last Sale

**\$357,400 · Jun 2, 2017**

Est. Owner Equity

**\$574,621**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$6,164 (2025) |
| Assessed Value        | \$523,390      |
| Assessor Market Value | \$523,390      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | FORT BEND               |
| Lot (acres)   | 0.87                    |
| Roof          | Composition Shingle     |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Garage        | Garage, Attached        |
| Pool          | No                      |
| View          | Rural                   |

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED          | PRICE | \$/FT <sup>2</sup> | LOAN |
|--------------|-----------|---------------|-------|--------------------|------|
| Mar 13, 2025 | Financing | Warranty Deed |       |                    |      |

## ASSIGNED SCHOOLS

| SCHOOL                     | LEVEL      | GRADES | DISTANCE |
|----------------------------|------------|--------|----------|
| Briscoe Junior High School | Middle     | 7–8    | 1.1 mi   |
| Foster High School         | High       | 9–12   | 1.3 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

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

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

### OWNERSHIP

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