

Residential (General/Single) **RESIDENTIAL**

3227 RIVER BEND DR

ROSENBERG, TX 77471

\$1,043,786 TopHap Estimate · \$289 / ft² · confidence 83 · as of Jul 14, 2026



3,606 ft²
LIVING AREA

0.86 ac
LOT SIZE

2024
YEAR BUILT

3
PARKING

VALUATION

\$1M

\$868K low

\$1.2M high

Est. Owner Equity

\$275,036

Loan-to-Value

74%

TAX & ASSESSMENT

Property Tax	\$9,498 (2025)
Assessed Value	\$605,411
Previous Assessed	\$605,411
Assessor Market Value	\$623,966

PROPERTY FACTS

Property Type	Residential (General/Single)
County	Fort Bend
Lot (acres)	0.86
Foundation	Mat/Raft Foundation (Slab)
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	Pool W/Hot Tub/Spa

Outdoor kitchen

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 8, 2025	Financing	Venders Lien			\$769K
May 20, 2022	Financing	Warranty Deed			
May 10, 2017	Financing	Warranty Deed			\$90K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Briscoe Junior High School	Middle	7–8	0.9 mi
Foster High School	High	9–12	1.1 mi
Frost Elementary School	Elementary	KG–5	4.3 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

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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