

Single Family Residence **RESIDENTIAL**

806 VALLEY RIDGE DR

ROSENBERG, TX 77469

\$401,996 TopHap Estimate · \$132 / ft² · confidence 92 · as of Jul 14, 2026



4

BEDS

2

BATHS

3,038 ft²

LIVING AREA

0.17 ac

LOT SIZE

2014

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$402K

\$371K low

\$433K high

Est. Owner Equity

\$189,743

Loan-to-Value

51%

TAX & ASSESSMENT

Property Tax	\$4,187 (2025)
Assessed Value	\$402,900
Previous Assessed	\$402,900
Assessor Market Value	\$402,900

PROPERTY FACTS

Property Type	Single Family Residence
County	Fort Bend
Lot (acres)	0.17
Foundation	Mat/Raft Foundation (Slab)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Porch · 237 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 25, 2014	Financing	Venders Lien			\$234K
Jan 23, 2014	Recorded document	Grant Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Arredondo Elementary School	Elementary	PK–5	0.9 mi
Randle High School	High	9–12	2.4 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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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