

Single Family Residence **RESIDENTIAL**

# 1302 MYSTIC RIVER LN

ROSENBERG, TX 77471

**\$384,969** TopHap Estimate · \$143 / ft<sup>2</sup> · confidence 93 · as of Jul 14, 2026



**4**  
BEDS

**3**  
BATHS

**2,689 ft<sup>2</sup>**  
LIVING AREA

**0.21 ac**  
LOT SIZE

**2016**  
YEAR BUILT

**1**  
STORIES

**2**  
PARKING

## VALUATION

**\$385K**

\$358K low

\$412K high

Est. Owner Equity

**\$74,469**

Loan-to-Value

**81%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$4,896 (2025) |
| Assessed Value        | \$377,000      |
| Previous Assessed     | \$377,000      |
| Assessor Market Value | \$377,000      |

## PROPERTY FACTS

|               |                            |
|---------------|----------------------------|
| Property Type | Single Family Residence    |
| County        | Fort Bend                  |
| Lot (acres)   | 0.21                       |
| Foundation    | Mat/Raft Foundation (Slab) |
| Heating       | Central                    |
| Cooling       | Central                    |
| Fireplace     | Yes                        |
| Garage        | Garage, Attached           |
| Pool          | No                         |

Porch · 270 ft²

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                   | PRICE | \$/FT² | LOAN   |
|--------------|-----------|------------------------|-------|--------|--------|
| Jun 21, 2024 | Financing | Transfer On Death Deed |       |        |        |
| Feb 5, 2021  | Financing | Venders Lien           |       |        | \$311K |
| Jun 3, 2016  | Financing | Venders Lien           |       |        | \$304K |

## ASSIGNED SCHOOLS

| SCHOOL                         | LEVEL      | GRADES | DISTANCE |
|--------------------------------|------------|--------|----------|
| Phelan Elementary School       | Elementary | PK–5   | 1.2 mi   |
| Lamar Junior High School       | Middle     | 7–8    | 1.4 mi   |
| Lamar Consolidated High School | High       | 9–12   | 1.5 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 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> |
|-----------|-----------------------|