

Single Family Residence **RESIDENTIAL**

# 8819 HIGH RIDGE LN

ROSENBERG, TX 77469

**\$420,342** TopHap Estimate · \$128 / ft<sup>2</sup> · confidence 91 · as of Jun 23, 2026



**5**

BEDS

**3**

BATHS

**3,276 ft<sup>2</sup>**

LIVING AREA

**0.21 ac**

LOT SIZE

**2007**

YEAR BUILT

**2**

STORIES

**2**

PARKING

## VALUATION

**\$420K**

\$383K low

\$458K high

Est. Owner Equity

**\$147,342**

Loan-to-Value

**65%**

## TAX & ASSESSMENT

|                       |                 |
|-----------------------|-----------------|
| Property Tax          | \$10,784 (2025) |
| Assessed Value        | \$444,007       |
| Previous Assessed     | \$444,007       |
| Assessor Market Value | \$444,007       |

## PROPERTY FACTS

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

Porch · 286 ft²

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED          | PRICE | \$/FT² | LOAN   |
|--------------|-------------------|---------------|-------|--------|--------|
| Dec 30, 2024 | Financing         | Venders Lien  |       |        | \$273K |
| Nov 30, 2020 | Financing         | Venders Lien  |       |        | \$225K |
| Aug 21, 2014 | Recorded document | Grant Deed    |       |        |        |
| Aug 8, 2008  | Financing         | Warranty Deed |       |        | \$183K |
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## ASSIGNED SCHOOLS

| SCHOOL                     | LEVEL      | GRADES | DISTANCE |
|----------------------------|------------|--------|----------|
| Carter Elementary School   | Elementary | PK-5   | 1.2 mi   |
| Reading Junior High School | Middle     | 7-8    | 2.2 mi   |
| George Ranch High School   | High       | 9-12   | 2.3 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 77469

|                           |                            |                             |                                |                         |                        |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>112</b><br>CRIME INDEX | <b>86</b><br>AIR POLLUTION | <b>66,911</b><br>POPULATION | <b>\$95K</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 | Owner occupied |
|-----------|----------------|