

Single Family Residence **RESIDENTIAL**

3603 RIVER RANCH NORTH DR

ROSENBERG, TX 77471

\$750,054 TopHap Estimate · \$231 / ft² · confidence 88 · as of Jun 23, 2026



4

BEDS

3

BATHS

3,254 ft²

LIVING AREA

0.98 ac

LOT SIZE

2005

YEAR BUILT

2

STORIES

9

PARKING

VALUATION

\$750K

\$660K low

\$840K high

Est. Owner Equity

\$450,054

Loan-to-Value

40%

TAX & ASSESSMENT

Property Tax	\$8,109 (2025)
Assessed Value	\$654,395
Previous Assessed	\$654,395
Assessor Market Value	\$654,395

PROPERTY FACTS

Property Type	Single Family Residence
County	Fort Bend
Lot (acres)	0.98
Foundation	Mat/Raft Foundation (Slab)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Mixed
Pool	Pool W/Hot Tub/Spa

Porch · 576 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 1, 2007	Financing	Venders Lien			\$240K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Briscoe Junior High School	Middle	7–8	0.5 mi
Foster High School	High	9–12	0.7 mi
Frost Elementary School	Elementary	KG–5	4.2 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.

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 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.

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 OWNERSHIP

Occupancy	Owner occupied
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