

Single Family Residence **RESIDENTIAL**

## 3624 FOREST RIVER DR

ROSENBERG, TX 77469

**\$474,069** TopHap Estimate · \$146 / ft<sup>2</sup> · confidence 94 · as of Jul 14, 2026



**5**

BEDS

**4**

BATHS

**3,251 ft<sup>2</sup>**

LIVING AREA

**0.19 ac**

LOT SIZE

**2023**

YEAR BUILT

**3**

PARKING

### VALUATION

**\$474K**

\$444K low

\$504K high

Est. Owner Equity

**\$7,673**

Loan-to-Value

**99%**

## TAX & ASSESSMENT

|                       |              |
|-----------------------|--------------|
| Property Tax          | \$501 (2025) |
| Assessed Value        | \$429,654    |
| Previous Assessed     | \$429,654    |
| Assessor Market Value | \$429,654    |

## PROPERTY FACTS

|               |                            |
|---------------|----------------------------|
| Property Type | Single Family Residence    |
| County        | Fort Bend                  |
| Lot (acres)   | 0.19                       |
| Foundation    | Mat/Raft Foundation (Slab) |
| Heating       | Central                    |
| Cooling       | Central                    |
| Fireplace     | Yes                        |
| Garage        | Garage, Attached           |

Porch · 236 ft<sup>2</sup>

## CLIMATE RISK

13  
FLOOD

42  
WILDFIRE

98  
HEAT

59  
STORM

38  
DROUGHT

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                   | PRICE | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|------------------------|-------|--------------------|--------|
| Mar 5, 2025  | Financing | Venders Lien           |       |                    | \$466K |
| Jan 12, 2024 | Financing | Transfer On Death Deed |       |                    |        |
| Dec 28, 2023 | Financing | Venders Lien           |       |                    | \$447K |
| Dec 28, 2023 | Financing | Intrafamily Transfer   |       |                    |        |

## ASSIGNED SCHOOLS

| SCHOOL                    | LEVEL      | GRADES | DISTANCE |
|---------------------------|------------|--------|----------|
| Wright Junior High School | Middle     | 7–8    | 1.7 mi   |
| Randle High School        | High       | 9–12   | 1.7 mi   |
| Meyer Elementary School   | Elementary | PK–5   | 1.9 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 | <b>Owner occupied</b> |
|-----------|-----------------------|