

Single Family Residence **RESIDENTIAL**

3712 FOREST RIVER DR

ROSENBERG, TX 77469

\$366,647 TopHap Estimate · \$152 / ft² · confidence 97 · as of Jul 14, 2026



3
BEDS

2
BATHS

2,408 ft²
LIVING AREA

0.22 ac
LOT SIZE

2023
YEAR BUILT

2
PARKING

VALUATION

\$367K

\$354K low

\$379K high

Est. Owner Equity

\$102,647

Loan-to-Value

72%

TAX & ASSESSMENT

Property Tax	\$4,663 (2025)
Assessed Value	\$363,481
Previous Assessed	\$363,481
Assessor Market Value	\$363,481

PROPERTY FACTS

Property Type	Single Family Residence
County	Fort Bend
Lot (acres)	0.22
Foundation	Mat/Raft Foundation (Slab)
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached

Porch · 223 ft²

CLIMATE RISK

10
FLOOD

42
WILDFIRE

98
HEAT

59
STORM

38
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 27, 2023	Financing	Venders Lien			\$264K
Nov 27, 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	1.8 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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