

Single Family Residence **RESIDENTIAL**

3723 FOREST RIVER DR

ROSENBERG, TX 77469

\$374,689 TopHap Estimate · \$134 / ft² · confidence 97 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,794 ft²

LIVING AREA

0.18 ac

LOT SIZE

2023

YEAR BUILT

2

PARKING

VALUATION

\$375K

\$362K low

\$387K high

Est. Owner Equity

\$0

Loan-to-Value

108%

TAX & ASSESSMENT

Property Tax	\$4,889 (2025)
Assessed Value	\$376,588
Previous Assessed	\$376,588
Assessor Market Value	\$376,588

PROPERTY FACTS

Property Type	Single Family Residence
County	Fort Bend
Lot (acres)	0.18
Foundation	Mat/Raft Foundation (Slab)
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached

Porch · 237 ft²

CLIMATE RISK

10
FLOOD

41
WILDFIRE

98
HEAT

59
STORM

38
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 22, 2023	Financing	Intrafamily Transfer			
Nov 22, 2023	Financing	Venders Lien			\$410K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Wright Junior High School	Middle	7–8	1.6 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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