

Single Family Residence **RESIDENTIAL**

3612 RIVER SAND RD

ROSENBERG, TX 77469

\$333,781 TopHap Estimate · \$162 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

2

BATHS

2,063 ft²

LIVING AREA

0.16 ac

LOT SIZE

2023

YEAR BUILT

2

PARKING

VALUATION

\$334K

\$319K low

\$349K high

Est. Owner Equity

\$85,781

Loan-to-Value

76%

TAX & ASSESSMENT

Property Tax	\$4,003 (2025)
Assessed Value	\$325,235
Previous Assessed	\$325,235
Assessor Market Value	\$325,235

PROPERTY FACTS

Property Type	Single Family Residence
County	Fort Bend
Lot (acres)	0.17
Foundation	Mat/Raft Foundation (Slab)
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
View	Corner

Porch · 157 ft²

CLIMATE RISK

20
FLOOD

43
WILDFIRE

98
HEAT

59
STORM

38
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Feb 26, 2024	Financing	Intrafamily Transfer			
Feb 26, 2024	Financing	Venders Lien			\$248K

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	1.9 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

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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