

Single Family Residence **RESIDENTIAL**

3716 RIVER SAND RD

ROSENBERG, TX 77469

\$316,749 TopHap Estimate · \$164 / ft² · confidence 97 · as of Jul 14, 2026



4

BEDS

2

BATHS

1,926 ft²

LIVING AREA

0.17 ac

LOT SIZE

2023

YEAR BUILT

2

PARKING

VALUATION

\$317K

\$307K low

\$327K high

Est. Owner Equity

\$22,183

Loan-to-Value

96%

TAX & ASSESSMENT

Property Tax	\$3,668 (2025)
Assessed Value	\$305,830
Previous Assessed	\$305,830
Assessor Market Value	\$305,830

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

Porch · 204 ft²

CLIMATE RISK

14
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	Venders Lien			\$295K
Feb 23, 2024	Financing	Intrafamily Transfer			

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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