

Single Family Residence **RESIDENTIAL**

3806 RIVER SAND RD

ROSENBERG, TX 77469

\$341,635 TopHap Estimate · \$176 / ft² · confidence 95 · as of Jun 23, 2026



4

BEDS

2

BATHS

1,937 ft²

LIVING AREA

0.17 ac

LOT SIZE

2023

YEAR BUILT

1

PARKING

VALUATION

\$342K

\$325K low

\$359K high

Est. Owner Equity

\$93,635

Loan-to-Value

73%

TAX & ASSESSMENT

Property Tax	\$5,819 (2025)
Assessed Value	\$311,339
Previous Assessed	\$311,339
Assessor Market Value	\$311,339

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 · 202 ft²

CLIMATE RISK

12
FLOOD

42
WILDFIRE

98
HEAT

59
STORM

38
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jan 22, 2024	Financing	Intrafamily Transfer			
Jan 22, 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	1.8 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	Absentee owner
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