

Single Family Residence **RESIDENTIAL**

3805 RIVER SAND RD

ROSENBERG, TX 77469

\$287,780 TopHap Estimate · \$195 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,473 ft²

LIVING AREA

0.18 ac

LOT SIZE

2023

YEAR BUILT

2

PARKING

VALUATION

\$288K

\$278K low

\$297K high

Est. Owner Equity

\$287,780

TAX & ASSESSMENT

Property Tax	\$5,000 (2025)
Assessed Value	\$267,551
Previous Assessed	\$267,551
Assessor Market Value	\$267,551

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 · 174 ft²

CLIMATE RISK

15 FLOOD	42 WILDFIRE	98 HEAT	59 STORM	38 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jan 31, 2024	Financing	Intrafamily Transfer			
Jan 31, 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	1.6 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	Absentee owner
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