

Single Family Residence **RESIDENTIAL**

3602 RIVER BEND DR

ROSENBERG, TX 77471

\$775,000 TopHap Estimate · \$229 / ft² · confidence 93 · as of Jul 14, 2026



5
BEDS

4
BATHS

3,383 ft²
LIVING AREA

0.8 ac
LOT SIZE

2005
YEAR BUILT

2
STORIES

6
PARKING

VALUATION

\$775K

\$718K low

\$832K high

Est. Owner Equity

\$487,000

Loan-to-Value

34%

TAX & ASSESSMENT

Property Tax	\$7,645 (2025)
Assessed Value	\$623,147
Previous Assessed	\$623,147
Assessor Market Value	\$623,147

PROPERTY FACTS

Property Type	Single Family Residence
County	Fort Bend
Lot (acres)	0.80
Foundation	Mat/Raft Foundation (Slab)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Mixed
Pool	Pool W/Hot Tub/Spa

Patio · 240 ft²

Porch · 95 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Feb 2, 2024	Financing	Divorce/Dissolution of Marriage Transfer			
Jan 19, 2011	Financing	Special Warranty Deed			\$288K
May 6, 2011	Recorded document	Warranty Deed			
Aug 27, 2007	Financing	Warranty Deed			\$333K
Apr 6, 2006	Financing	Warranty Deed			\$242K
Jul 22, 2005	Financing	Venders Lien			\$200K
Jan 4, 2005	Recorded document	Warranty Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Briscoe Junior High School	Middle	7–8	0.6 mi
Foster High School	High	9–12	0.8 mi

Frost Elementary School	Elementary	KG–5	4.1 mi
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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 77471

144 CRIME INDEX	91 AIR POLLUTION	51,318 POPULATION	\$62K 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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