

Single Family Residence **RESIDENTIAL**

3618 RIVER BEND DR

ROSENBERG, TX 77471

\$605,579 TopHap Estimate · \$173 / ft² · confidence 93 · as of Jul 14, 2026



4

BEDS

3

BATHS

3,510 ft²

LIVING AREA

0.8 ac

LOT SIZE

2005

YEAR BUILT

2

STORIES

6

PARKING

VALUATION

\$606K

\$564K low

\$647K high

Est. Owner Equity

\$304,405

Loan-to-Value

48%

TAX & ASSESSMENT

Property Tax	\$6,678 (2025)
Assessed Value	\$558,036
Previous Assessed	\$558,036
Assessor Market Value	\$569,000

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	No

Patio · 210 ft²

Porch · 241 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 7, 2006	Financing	Venders Lien			\$233K
Sep 14, 2005	Financing	Venders Lien			\$641K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Briscoe Junior High School	Middle	7–8	0.5 mi
Foster High School	High	9–12	0.7 mi
Frost Elementary School	Elementary	KG–5	4.0 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 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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