

Single Family Residence **RESIDENTIAL**

# 1318 BRAZOS ST

ROSENBERG, TX 77471

**\$285,079** TopHap Estimate · \$131 / ft<sup>2</sup> · confidence 93 · as of Jul 14, 2026



**4**

BEDS

**2**

BATHS

**2,181 ft<sup>2</sup>**

LIVING AREA

**0.34 ac**

LOT SIZE

**1959**

YEAR BUILT

**1**

STORIES

**2**

PARKING

## VALUATION

**\$285K**

\$266K low

\$305K high

Est. Owner Equity

**\$207,778**

Loan-to-Value

**29%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$2,496 (2025) |
| Assessed Value        | \$237,819      |
| Previous Assessed     | \$237,819      |
| Assessor Market Value | \$237,819      |

## PROPERTY FACTS

|               |                            |
|---------------|----------------------------|
| Property Type | Single Family Residence    |
| Style         | Contemporary               |
| County        | Fort Bend                  |
| Lot (acres)   | 0.34                       |
| Foundation    | Mat/Raft Foundation (Slab) |
| Roof          | Composition Shingle        |
| Heating       | Central                    |
| Cooling       | Central                    |
| Fireplace     | Yes                        |
| Garage        | Garage, Detached           |
| Pool          | No                         |

Porch · 25 ft²

## TRANSACTION HISTORY

| DATE        | TYPE      | DEED       | PRICE | \$/FT² | LOAN  |
|-------------|-----------|------------|-------|--------|-------|
| Aug 1, 2002 | Financing | Grant Deed |       |        | \$75K |

## ASSIGNED SCHOOLS

| SCHOOL                    | LEVEL      | GRADES | DISTANCE |
|---------------------------|------------|--------|----------|
| Ray Elementary School     | Elementary | KG–5   | 0.9 mi   |
| George Junior High School | Middle     | 7–8    | 2.2 mi   |
| Terry High School         | High       | 9–12   | 2.5 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

|                           |                            |                             |                                |                         |                        |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>144</b><br>CRIME INDEX | <b>91</b><br>AIR POLLUTION | <b>51,318</b><br>POPULATION | <b>\$62K</b><br>MEDIAN IN-COME | <b>69°F</b><br>AVG TEMP | <b>58%</b><br>SUNSHINE |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|