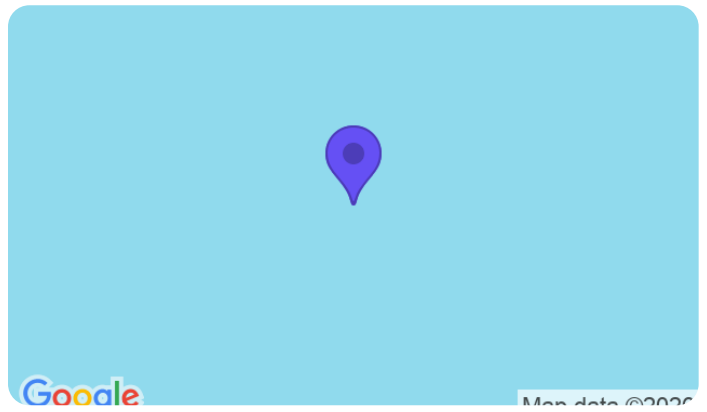
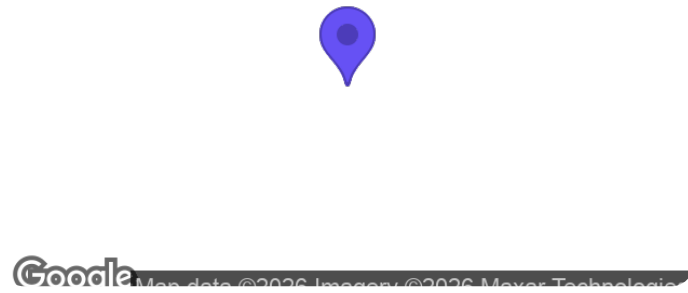
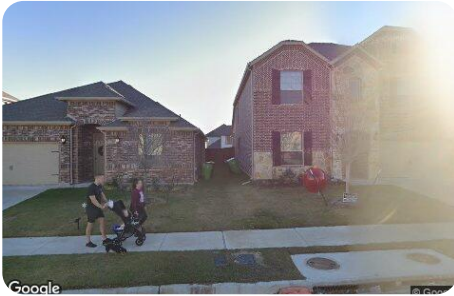


Single Family Residence **RESIDENTIAL**

1213 ROSEBAY DR

JUSTIN, TX 76247

\$526,640 TopHap Estimate · \$170 / ft² · confidence 94 · as of Jul 14, 2026



5
BEDS

3
BATHS

3,098 ft²
LIVING AREA

0.14 ac
LOT SIZE

2024
YEAR BUILT

2
STORIES

2
PARKING

VALUATION

\$527K

\$494K low

\$559K high

Est. Owner Equity

\$15,559

Loan-to-Value

97%

TAX & ASSESSMENT

Property Tax	\$1,434 (2024)
Assessed Value	\$420,326
Previous Assessed	\$63,000
Assessor Market Value	\$420,326

PROPERTY FACTS

Property Type	Single Family Residence
County	Denton
Lot (acres)	0.14
Foundation	Mat/Raft Foundation (Slab)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Garage	Garage, Attached

Porch · 116 ft²

CLIMATE RISK

64
FLOOD

62
WILDFIRE

93
HEAT

49
STORM

100
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Nov 7, 2024	Financing	Venders Lien			\$511K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Alan & Andra Perrin Elementary School	Elementary	EE–5	1.9 mi
Northwest High School	High	9–12	2.0 mi
Chisholm Trail Middle School	Middle	6–8	8.8 mi

District: Northwest 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 76247

55 CRIME INDEX	102 AIR POLLUTION	21,828 POPULATION	\$110K MEDIAN IN-COME	65°F AVG TEMP	62% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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