

Single Family Residence **RESIDENTIAL**

5246 CAPRICORN WAY

ROSHARON, TX 77583

\$282,716 TopHap Estimate · \$145 / ft² · confidence 81 · as of Jul 14, 2026



4

BATHS

1,947 ft²

LIVING AREA

3,276 ft²

LOT SIZE

2024

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$283K

\$230K low

\$336K high

Est. Owner Equity

\$0

Loan-to-Value

107%

TAX & ASSESSMENT

Property Tax	\$614 (2024)
Assessed Value	\$328,900
Previous Assessed	\$328,900
Assessor Market Value	\$328,900

PROPERTY FACTS

Property Type	Single Family Residence
County	Brazoria
Lot (acres)	0.07
Construction	Frame (Unspecified)
Foundation	Mat/Raft Foundation (Slab)
Roof	Composition Shingle
Heating	Electric
Cooling	Central

Porch · 152 ft²

CLIMATE RISK

1
FLOOD

50
WILDFIRE

96
HEAT

58
STORM

50
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 27, 2024	Financing	Venders Lien			\$294K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Meridiana Elementary School	Elementary	PK–5	1.3 mi
Jackie Doucet Caffey Junior High School	Middle	6–8	9.2 mi
Iowa Colony High School	High	9–12	9.2 mi

District: Alvin 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 77583

72 CRIME INDEX	86 AIR POLLUTION	47,650 POPULATION	\$107K 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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