

Residential - Vacant Land

RESIDENTIAL

# 8723 MALLOW ROSE WAY

ROSHARON, TX 77583

**\$53,862** TopHap Estimate · confidence 85 · as of Jun 23, 2026

**0.15 ac**

LOT SIZE

## VALUATION

**\$54K**

\$46K low

\$62K high

Est. Owner Equity

**\$0**

Loan-to-Value

**700%**

## TAX & ASSESSMENT

|                       |                     |
|-----------------------|---------------------|
| Property Tax          | <b>\$861 (2025)</b> |
| Assessed Value        | <b>\$54,600</b>     |
| Previous Assessed     | <b>\$54,600</b>     |
| Assessor Market Value | <b>\$54,600</b>     |

## PROPERTY FACTS

|               |                           |
|---------------|---------------------------|
| Property Type | Residential - Vacant Land |
| County        | Fort Bend                 |
| Lot (acres)   | 0.15                      |

## CLIMATE RISK

|             |                |            |             |               |
|-------------|----------------|------------|-------------|---------------|
| 41<br>FLOOD | 53<br>WILDFIRE | 96<br>HEAT | 61<br>STORM | 71<br>DROUGHT |
|-------------|----------------|------------|-------------|---------------|

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

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED         | PRICE | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|--------------|-------|--------------------|--------|
| Mar 26, 2026 | Financing | Venders Lien |       |                    | \$377K |

## ASSIGNED SCHOOLS

| SCHOOL                           | LEVEL      | GRADES | DISTANCE |
|----------------------------------|------------|--------|----------|
| Ferndell Henry Elementary School | Elementary | PK–5   | 1.7 mi   |
| Ronald Thornton Middle School    | Middle     | 6–8    | 2.6 mi   |
| Almeta Crawford High School      | High       | 9–12   | 12.9 mi  |

District: Fort Bend 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**

|                          |                            |                             |                                 |                         |                        |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>72</b><br>CRIME INDEX | <b>86</b><br>AIR POLLUTION | <b>47,650</b><br>POPULATION | <b>\$107K</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> |
|-----------|-----------------------|