

Single Family Residence **RESIDENTIAL**

# 9946 OPAL ROCK DR

ROSHARON, TX 77583

**\$240,626** TopHap Estimate · \$164 / ft<sup>2</sup> · confidence 98 · as of Jul 14, 2026



**1**

BATHS

**1,466 ft<sup>2</sup>**

LIVING AREA

**0.16 ac**

LOT SIZE

**2012**

YEAR BUILT

**1**

STORIES

**2**

PARKING

## VALUATION

**\$241K**

\$235K low

\$246K high

Est. Owner Equity

**\$95,261**

Loan-to-Value

**63%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$3,741 (2024) |
| Assessed Value        | \$236,740      |
| Previous Assessed     | \$223,608      |
| Assessor Market Value | \$236,740      |

## PROPERTY FACTS

|               |                            |
|---------------|----------------------------|
| Property Type | Single Family Residence    |
| County        | Brazoria                   |
| Lot (acres)   | 0.16                       |
| Foundation    | Mat/Raft Foundation (Slab) |
| Roof          | Composition Shingle        |
| Heating       | Electric                   |
| Cooling       | Central                    |
| Pool          | No                         |

Patio · 25 ft²

Porch · 180 ft²

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED         | PRICE | \$/FT² | LOAN   |
|--------------|-------------------|--------------|-------|--------|--------|
| Jun 29, 2012 | Financing         | Venders Lien |       |        | \$137K |
| Apr 10, 2012 | Recorded document | Grant Deed   |       |        |        |

## ASSIGNED SCHOOLS

| SCHOOL                                | LEVEL      | GRADES | DISTANCE |
|---------------------------------------|------------|--------|----------|
| Bel Nafegar Sanchez Elementary School | Elementary | PK–5   | 0.5 mi   |
| Iowa Colony Junior High School        | Middle     | 6–8    | 5.7 mi   |
| Iowa Colony High School               | High       | 9–12   | 12.4 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

|                                      |                                        |                                         |                                             |                                     |                                    |
|--------------------------------------|----------------------------------------|-----------------------------------------|---------------------------------------------|-------------------------------------|------------------------------------|
| <div>72</div> <div>CRIME INDEX</div> | <div>86</div> <div>AIR POLLUTION</div> | <div>47,650</div> <div>POPULATION</div> | <div>\$107K</div> <div>MEDIAN IN-COME</div> | <div>69°F</div> <div>AVG TEMP</div> | <div>58%</div> <div>SUNSHINE</div> |
|--------------------------------------|----------------------------------------|-----------------------------------------|---------------------------------------------|-------------------------------------|------------------------------------|

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

OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|