

Duplex (2 Units, Any Combination)

**RESIDENTIAL**

# 714 ROSEWOOD DR

VICTORIA, TX 77901



**4**

BEDS

**4**

BATHS

**2,150 ft²**

LIVING AREA

**0.26 ac**

LOT SIZE

**2013**

YEAR BUILT

**1**

STORIES

**2**

PARKING

## TAX & ASSESSMENT

|                       |                       |
|-----------------------|-----------------------|
| Property Tax          | <b>\$4,782 (2025)</b> |
| Assessed Value        | <b>\$250,000</b>      |
| Previous Assessed     | <b>\$232,180</b>      |
| Assessor Market Value | <b>\$250,000</b>      |

## PROPERTY FACTS

|               |                                          |
|---------------|------------------------------------------|
| Property Type | <b>Duplex (2 Units, Any Combination)</b> |
| Style         | <b>Conventional</b>                      |
| County        | <b>VICTORIA</b>                          |

|              |                       |
|--------------|-----------------------|
| Lot (acres)  | 0.26                  |
| Construction | Frame (Unspecified)   |
| Roof         | Concrete              |
| Heating      | Central               |
| Cooling      | Central               |
| Garage       | Carport (Unspecified) |
| Pool         | No                    |

Patio · 240 ft²

## CLIMATE RISK

**35**  
FLOOD

**38**  
WILDFIRE

**93**  
HEAT

**49**  
STORM

**41**  
DROUGHT

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

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED          | PRICE | \$/FT² | LOAN |
|--------------|-----------|---------------|-------|--------|------|
| Oct 3, 2013  | Financing | Warranty Deed |       |        |      |
| Mar 16, 2006 | Financing | Warranty Deed |       |        |      |

## ASSIGNED SCHOOLS

| SCHOOL                    | LEVEL      | GRADES | DISTANCE |
|---------------------------|------------|--------|----------|
| Smith STEM Academy        | Elementary | PK–5   | 0.7 mi   |
| Victoria East High School | High       | 9–12   | 2.1 mi   |
| STEM Middle School        | Middle     | 6–8    | 7.1 mi   |

District: Victoria 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 77901

|                           |                            |                             |                                |                         |                        |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>124</b><br>CRIME INDEX | <b>86</b><br>AIR POLLUTION | <b>39,693</b><br>POPULATION | <b>\$53K</b><br>MEDIAN IN-COME | <b>70°F</b><br>AVG TEMP | <b>58%</b><br>SUNSHINE |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Absentee owner |
|-----------|----------------|