

Single Family Residence **RESIDENTIAL**

# 7518 ROSEDOWN CT

ROSHARON, TX 77583

**\$729,712** TopHap Estimate · \$285 / ft<sup>2</sup> · confidence 92 · as of Jul 14, 2026



**3**

BATHS

**2,558 ft<sup>2</sup>**

LIVING AREA

**2.39 ac**

LOT SIZE

**2018**

YEAR BUILT

**1**

STORIES

**6**

PARKING

## VALUATION

**\$730K**

\$675K low

\$785K high

Est. Owner Equity

**\$400,512**

Loan-to-Value

**48%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$8,451 (2024) |
| Assessed Value        | \$642,916      |
| Previous Assessed     | \$584,469      |
| Assessor Market Value | \$673,830      |

## PROPERTY FACTS

|               |                            |
|---------------|----------------------------|
| Property Type | Single Family Residence    |
| County        | Brazoria                   |
| Lot (acres)   | 2.39                       |
| Foundation    | Mat/Raft Foundation (Slab) |
| Roof          | Composition Shingle        |
| Heating       | Electric                   |
| Cooling       | Central                    |
| Fireplace     | Yes                        |
| Garage        | Mixed                      |
| Pool          | No                         |

Porch · 463 ft²

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                | PRICE | \$/FT² | LOAN   |
|--------------|-----------|---------------------|-------|--------|--------|
| Apr 8, 2019  | Financing | Venders Lien        |       |        | \$329K |
| May 11, 2018 | Quitclaim | Quit Claim Transfer |       |        | \$874K |
| Mar 26, 2016 | Financing | Trustees Deed       |       |        | \$109K |
| Feb 26, 2016 | Financing | Trustees Deed       |       |        | \$140K |
| Dec 10, 2014 | Financing | Trustees Deed       |       |        | \$469K |

## ASSIGNED SCHOOLS

| SCHOOL                                 | LEVEL      | GRADES | DISTANCE |
|----------------------------------------|------------|--------|----------|
| Bob and Betty Nelson Elementary School | Elementary | PK–5   | 3.6 mi   |
| Iowa Colony Junior High School         | Middle     | 6–8    | 3.6 mi   |
| Iowa Colony High School                | High       | 9–12   | 7.2 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

|                          |                            |                             |                                 |                         |                        |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <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> |
|-----------|-----------------------|