

Single Family Residence **RESIDENTIAL**

1202 RARE FANCY DR

ROSHARON, TX 77583

\$250,330 TopHap Estimate · \$158 / ft² · confidence 97 · as of Jun 23, 2026



1
BATHS

1,581 ft²
LIVING AREA

0.15 ac
LOT SIZE

2020
YEAR BUILT

1
STORIES

2
PARKING

VALUATION

\$250K

\$243K low

\$258K high

Est. Owner Equity

\$42,330

Loan-to-Value

83%

TAX & ASSESSMENT

Property Tax	\$4,507 (2024)
Assessed Value	\$239,100
Previous Assessed	\$258,470
Assessor Market Value	\$239,100

PROPERTY FACTS

Property Type	Single Family Residence
County	Brazoria
Lot (acres)	0.15
Foundation	Mat/Raft Foundation (Slab)
Roof	Composition Shingle
Heating	Electric
Cooling	Central
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Mar 31, 2022	Financing	Venders Lien			\$208K
Dec 10, 2020	Financing	Venders Lien			\$220K

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	6.3 mi
Iowa Colony High School	High	9–12	13.2 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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