

Single Family Residence **RESIDENTIAL**

1206 RARE FANCY DR

ROSHARON, TX 77583

\$260,918 TopHap Estimate · \$123 / ft² · confidence 98 · as of Jul 14, 2026



4

BATHS

2,121 ft²

LIVING AREA

0.15 ac

LOT SIZE

2020

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$261K

\$255K low

\$266K high

Est. Owner Equity

\$0

Loan-to-Value

99%

TAX & ASSESSMENT

Assessed Value	\$272,940
Previous Assessed	\$295,780
Assessor Market Value	\$272,940

PROPERTY FACTS

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

Patio · 100 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 15, 2021	Financing	Venders Lien			\$271K

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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