

Single Family Residence **RESIDENTIAL**

1226 TRUCKEE RIVER DR

ROSHARON, TX 77583

\$296,962 TopHap Estimate · \$161 / ft² · confidence 95 · as of Jul 14, 2026



3

BATHS

1,846 ft²

LIVING AREA

0.16 ac

LOT SIZE

2022

YEAR BUILT

1

STORIES

1

PARKING

VALUATION

\$297K

\$281K low

\$313K high

Est. Owner Equity

\$19,344

Loan-to-Value

92%

TAX & ASSESSMENT

Property Tax	\$3,719 (2024)
Assessed Value	\$310,000
Previous Assessed	\$282,740
Assessor Market Value	\$310,000

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

Porch · 145 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 29, 2022	Financing	Venders Lien			\$278K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Iowa Colony Junior High School	Middle	6–8	5.8 mi
Nichols Mock Elementary School	Elementary	PK–5	13.2 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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