

Single Family Residence **RESIDENTIAL**

# 1219 TRUCKEE RIVER DR

ROSHARON, TX 77583

**\$308,222** TopHap Estimate · \$164 / ft<sup>2</sup> · confidence 96 · as of Jul 14, 2026



**2**

BATHS

**1,878 ft<sup>2</sup>**

LIVING AREA

**0.14 ac**

LOT SIZE

**2022**

YEAR BUILT

**1**

STORIES

**2**

PARKING

## VALUATION

**\$308K**

\$297K low

\$319K high

Est. Owner Equity

**\$0**

Loan-to-Value

**103%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$4,312 (2024) |
| Assessed Value        | \$324,840      |
| Previous Assessed     | \$317,020      |
| Assessor Market Value | \$324,840      |

## PROPERTY FACTS

|               |                            |
|---------------|----------------------------|
| Property Type | Single Family Residence    |
| County        | Brazoria                   |
| Lot (acres)   | 0.14                       |
| Foundation    | Mat/Raft Foundation (Slab) |
| Roof          | Composition Shingle        |
| Heating       | Electric                   |
| Cooling       | Central                    |

Porch · 156 ft²

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED         | PRICE | \$/FT² | LOAN   |
|--------------|-----------|--------------|-------|--------|--------|
| Jun 22, 2023 | Financing | Venders Lien |       |        | \$318K |

## 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

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