

Single Family Residence **RESIDENTIAL**

1254 TRUCKEE RIVER DR

ROSHARON, TX 77583

\$315,327 TopHap Estimate · \$198 / ft² · confidence 97 · as of Jun 23, 2026



1

BATHS

1,592 ft²

LIVING AREA

0.16 ac

LOT SIZE

2022

YEAR BUILT

1

STORIES

1

PARKING

VALUATION

\$315K

\$306K low

\$325K high

Est. Owner Equity

\$58,132

Loan-to-Value

82%

TAX & ASSESSMENT

Property Tax	\$3,999 (2024)
Assessed Value	\$293,530
Previous Assessed	\$298,960
Assessor Market Value	\$293,530

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 · 98 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 30, 2023	Financing	Venders Lien			\$257K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Iowa Colony Junior High School	Middle	6–8	5.7 mi
Nichols Mock Elementary School	Elementary	PK–5	13.1 mi
Iowa Colony High School	High	9–12	13.1 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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