

Single Family Residential

RESIDENTIAL

1306 TRUCKEE RIVER DR

ROSHARON, TX 77583

\$293,851 TopHap Estimate · \$205 / ft² · confidence 96 · as of Jun 23, 2026



1

BATHS

1,434 ft²

LIVING AREA

0.16 ac

LOT SIZE

2022

YEAR BUILT

1

STORIES

1

PARKING

VALUATION

\$294K

\$282K low

\$306K high

Est. Owner Equity

\$143,851

Loan-to-Value

51%

TAX & ASSESSMENT

Property Tax	\$5,117 (2024)
Assessed Value	\$270,040
Previous Assessed	\$282,520
Assessor Market Value	\$270,040

PROPERTY FACTS

Property Type	Single Family Residential
County	Brazoria
Lot (acres)	0.16
Foundation	Mat/Raft Foundation (Slab)
Roof	Composition Shingle
Heating	Electric
Cooling	Central

Porch · 138 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 31, 2023	Financing	Venders Lien			\$150K

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	Absentee owner
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