

Single Family Residence **RESIDENTIAL**

# 1506 TRUCKEE RIVER DR

ROSHARON, TX 77583

**\$327,440** TopHap Estimate · \$201 / ft<sup>2</sup> · confidence 98 · as of Jun 23, 2026



**1**

BATHS

**1,627 ft<sup>2</sup>**

LIVING AREA

**0.15 ac**

LOT SIZE

**2022**

YEAR BUILT

**1**

STORIES

**1**

PARKING

## VALUATION

**\$327K**

\$321K low

\$334K high

Est. Owner Equity

**\$327,440**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$5,475 (2024) |
| Assessed Value        | \$309,230      |
| Previous Assessed     | \$302,290      |
| Assessor Market Value | \$309,230      |

## PROPERTY FACTS

|               |                            |
|---------------|----------------------------|
| Property Type | Single Family Residence    |
| County        | Brazoria                   |
| Lot (acres)   | 0.15                       |
| Foundation    | Mat/Raft Foundation (Slab) |
| Roof          | Composition Shingle        |
| Heating       | Electric                   |
| Cooling       | Central                    |

Porch · 142 ft²

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED          | PRICE | \$/FT² | LOAN |
|--------------|-----------|---------------|-------|--------|------|
| Jan 27, 2023 | Financing | Warranty Deed |       |        |      |

## ASSIGNED SCHOOLS

| SCHOOL                         | LEVEL      | GRADES | DISTANCE |
|--------------------------------|------------|--------|----------|
| Iowa Colony Junior High School | Middle     | 6–8    | 5.6 mi   |
| Nichols Mock Elementary School | Elementary | PK–5   | 13.0 mi  |
| Iowa Colony High School        | High       | 9–12   | 13.0 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> |
|-----------|-----------------------|