

Residential - Vacant Land

RESIDENTIAL

# 1005 ROSES RUN

MCGREGOR, TX 76657



0.38 ac

LOT SIZE

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$1,593 (2024) |
| Assessed Value        | \$89,200       |
| Previous Assessed     | \$74,333       |
| Assessor Market Value | \$110,080      |

## PROPERTY FACTS

|               |                           |
|---------------|---------------------------|
| Property Type | Residential - Vacant Land |
| County        | McLennan                  |
| Lot (acres)   | 0.38                      |

## CLIMATE RISK



Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

## TRANSACTION HISTORY

| DATE        | TYPE      | DEED                  | PRICE | \$/FT <sup>2</sup> | LOAN   |
|-------------|-----------|-----------------------|-------|--------------------|--------|
| Jun 5, 2025 | Financing | Special Warranty Deed |       |                    | \$707K |

## ASSIGNED SCHOOLS

| SCHOOL                        | LEVEL      | GRADES | DISTANCE |
|-------------------------------|------------|--------|----------|
| River Valley Middle School    | Middle     | 6–8    | 1.7 mi   |
| Chapel Park Elementary School | Elementary | PK–5   | 6.4 mi   |
| Midway High School            | High       | 9–12   | 7.3 mi   |

District: Midway 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 76657



Index values: 100 = US average; lower is better.

## OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Absentee owner |
|-----------|----------------|