

Single Family Residence **RESIDENTIAL**

1013 ROSES RUN

MCGREGOR, TX 76657

\$670,000 TopHap Estimate · \$250 / ft² · confidence 94 · as of Jul 14, 2026



4
BEDS

4
BATHS

2,681 ft²
LIVING AREA

0.43 ac
LOT SIZE

2024
YEAR BUILT

1
STORIES

9
ROOMS

2
PARKING

VALUATION

\$670K

\$630K low

\$710K high

Est. Owner Equity **\$0**

Loan-to-Value **100%**

TAX & ASSESSMENT

Property Tax	\$1,301 (2024)
Assessed Value	\$663,630
Previous Assessed	\$60,696
Assessor Market Value	\$663,630

PROPERTY FACTS

Property Type	Single Family Residence
County	McLennan
Lot (acres)	0.43
Foundation	Mat/Raft Foundation (Slab)
Roof	Composition Shingle
Heating	Yes
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached

Porch · 281 ft²

Sprinklers

CLIMATE RISK

1

FLOOD

51

WILDFIRE

33

DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Feb 14, 2025	Financing	Venders Lien			\$665K

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

64 CRIME INDEX	132 AIR POLLUTION	12,773 POPULATION	\$100K MEDIAN IN-COME	66°F AVG TEMP	59% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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