

Single Family Residence **RESIDENTIAL**

1025 ROSES RUN

MCGREGOR, TX 76657

\$1,025,670 TopHap Estimate · \$226 / ft² · confidence 88 · as of Jul 14, 2026



7
BEDS

7
BATHS

4,542 ft²
LIVING AREA

0.54 ac
LOT SIZE

2022
YEAR BUILT

2
STORIES

11
ROOMS

4
PARKING

VALUATION

\$1M

\$902K low

\$1.1M high

Est. Owner Equity

\$145,670

Loan-to-Value

85%

TAX & ASSESSMENT

Property Tax	\$6,435 (2024)
Assessed Value	\$418,000
Previous Assessed	\$380,000
Assessor Market Value	\$1,129,600

PROPERTY FACTS

Property Type	Single Family Residence
County	McLennan
Lot (acres)	0.54
Foundation	Mat/Raft Foundation (Slab)
Roof	Composition Shingle
Heating	Yes
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached

Porch · 1,140 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
May 19, 2022	Financing	Warranty Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
River Valley Middle School	Middle	6–8	1.6 mi
Chapel Park Elementary School	Elementary	PK–5	6.3 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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