

Single Family Residence **RESIDENTIAL**

# 5018 WOODLAND RANCH DR

ROSHARON, TX 77583

**\$428,128** TopHap Estimate · \$166 / ft<sup>2</sup> · confidence 94 · as of Jul 14, 2026

**5**

BATHS

**2,581 ft<sup>2</sup>**

LIVING AREA

**0.19 ac**

LOT SIZE

**2023**

YEAR BUILT

**1**

STORIES

**2**

PARKING

## VALUATION

**\$428K**

\$402K low

\$455K high

Est. Owner Equity

**\$128,128**

Loan-to-Value

**70%**

## TAX & ASSESSMENT

Property Tax

**\$4,770 (2024)**

Assessed Value

**\$450,000**

Previous Assessed

**\$272,930**

Assessor Market Value

**\$450,000**

## PROPERTY FACTS

|               |                            |
|---------------|----------------------------|
| Property Type | Single Family Residence    |
| County        | Brazoria                   |
| Lot (acres)   | 0.19                       |
| Foundation    | Mat/Raft Foundation (Slab) |
| Roof          | Composition Shingle        |
| Heating       | Electric                   |
| Cooling       | Central                    |

Porch · 235 ft<sup>2</sup>

## CLIMATE RISK

|             |                |            |             |               |
|-------------|----------------|------------|-------------|---------------|
| 10<br>FLOOD | 49<br>WILDFIRE | 96<br>HEAT | 60<br>STORM | 50<br>DROUGHT |
|-------------|----------------|------------|-------------|---------------|

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED         | PRICE | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|--------------|-------|--------------------|--------|
| May 24, 2024 | Financing | Venders Lien |       |                    | \$300K |

## ASSIGNED SCHOOLS

| SCHOOL                                  | LEVEL      | GRADES | DISTANCE |
|-----------------------------------------|------------|--------|----------|
| Meridiana Elementary School             | Elementary | PK–5   | 1.1 mi   |
| Jackie Doucet Caffey Junior High School | Middle     | 6–8    | 9.4 mi   |
| Iowa Colony High School                 | High       | 9–12   | 9.4 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

|                                      |                                        |                                         |                                             |                                     |                                    |
|--------------------------------------|----------------------------------------|-----------------------------------------|---------------------------------------------|-------------------------------------|------------------------------------|
| <div>72</div> <div>CRIME INDEX</div> | <div>86</div> <div>AIR POLLUTION</div> | <div>47,650</div> <div>POPULATION</div> | <div>\$107K</div> <div>MEDIAN IN-COME</div> | <div>69°F</div> <div>AVG TEMP</div> | <div>58%</div> <div>SUNSHINE</div> |
|--------------------------------------|----------------------------------------|-----------------------------------------|---------------------------------------------|-------------------------------------|------------------------------------|

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

OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|