

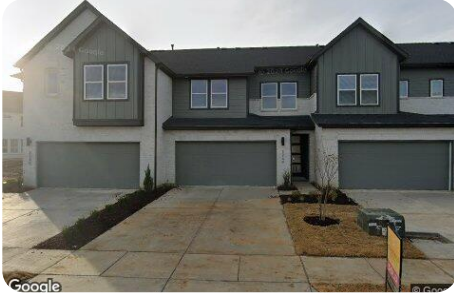
Townhouse

RESIDENTIAL

3249 RUSTIC CREEK DR

NORTHLAKE, TX 76262

\$370,770 TopHap Estimate · \$201 / ft² · confidence 96 · as of Jun 23, 2026



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4

BEDS

3

BATHS

1,848 ft²

LIVING AREA

2,483 ft²

LOT SIZE

2024

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$371K

\$356K low

\$386K high

Est. Owner Equity

\$370,770

TAX & ASSESSMENT

Property Tax	\$1,719 (2024)
Assessed Value	\$406,090
Previous Assessed	\$99,317
Assessor Market Value	\$406,090

PROPERTY FACTS

Property Type	Townhouse
County	Denton
Lot (acres)	0.06
Construction	Brick
Foundation	Mat/Raft Foundation (Slab)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached

Porch · 20 ft²

CLIMATE RISK

98
FLOOD

55
WILDFIRE

94
HEAT

50
STORM

100
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Roanoke Elementary School	Elementary	PK–5	2.4 mi
Medlin Middle School	Middle	6–8	3.2 mi
Byron Nelson High School	High	9–12	3.3 mi

District: Northwest 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 76262

66 CRIME INDEX	105 AIR POLLUTION	51,928 POPULATION	\$143K MEDIAN IN-COME	65°F AVG TEMP	63% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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