

Single Family Residence

RESIDENTIAL

1218 RIDGE ROCK LN

DUNCANVILLE, TX 75116

\$256,557

TopHap Estimate · \$184 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

1

BATHS

1,397 ft²

LIVING AREA

0.37 ac

LOT SIZE

1957

YEAR BUILT

1

STORIES

VALUATION

\$257K

\$247K low

\$266K high

Last Sale

\$297,800 · Aug 4, 2023

Est. Owner Equity

\$18,307

Loan-to-Value

91%

TAX & ASSESSMENT

Property Tax	\$3,897 (2025)
Assessed Value	\$255,270
Previous Assessed	\$255,270
Assessor Market Value	\$255,270

PROPERTY FACTS

Property Type	Single Family Residence
County	DALLAS
Lot (acres)	0.38
Construction	Frame (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

Deck

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 3, 2023	Financing	Venders Lien			\$238K
Feb 12, 2015	Recorded document	Warranty Deed			
Feb 11, 2015	Recorded document	Warranty Deed			
Apr 29, 2011	Recorded document	Deed In Lieu Of Foreclosure			
Dec 7, 2007	Financing	Venders Lien			\$71K
Aug 3, 2007	Non-arms-length	Trustees Deed	\$65,000	\$47	
Apr 13, 2007	Financing	Warranty Deed			\$70K
Jan 1, 2007	Quitclaim	Quit Claim Transfer			
Mar 28, 2007	Recorded document	Grant Deed			
Feb 2, 2007	Recorded document	Grant Deed			
Dec 5, 2006	Non-arms-length	Trustees Deed	\$64,558	\$46	
Apr 14, 2005	Recorded document	Warranty Deed			
Apr 8, 2004	Recorded document	Grant Deed			
Apr 19, 2004	Financing	Warranty Deed			\$46K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Bilhartz Elementary School	Elementary	PK–5	0.6 mi
Duncanville High School	High	9–12	0.9 mi
Kennemer Middle School	Middle	6–8	2.3 mi

District: Duncanville 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 75116

72 CRIME INDEX	105 AIR POLLUTION	21,642 POPULATION	\$61K MEDIAN IN-COME	65°F AVG TEMP	62% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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