

Single Family Residence **RESIDENTIAL**

1206 RIDGE ROCK LN

DUNCANVILLE, TX 75116

\$348,925 TopHap Estimate · \$178 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,963 ft²

LIVING AREA

0.4 ac

LOT SIZE

1959

YEAR BUILT

1

STORIES

3

PARKING

VALUATION

\$349K

\$326K low

\$372K high

Est. Owner Equity

\$291,994

Loan-to-Value

16%

TAX & ASSESSMENT

Property Tax	\$3,210 (2024)
Assessed Value	\$326,390
Previous Assessed	\$316,990
Assessor Market Value	\$326,390

PROPERTY FACTS

Property Type	Single Family Residence
County	Dallas
Lot (acres)	0.40
Construction	Frame (Unspecified)
Foundation	Pier/Post & Beam
Roof	Composition Shingle
Heating	Gas
Cooling	Window A/C
Fireplace	Yes
Garage	Garage, Detached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jan 7, 2021	Financing	Transfer On Death Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Bilhartz Elementary School	Elementary	PK-5	0.6 mi
Duncanville High School	High	9-12	0.8 mi
Kennemer Middle School	Middle	6-8	2.2 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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