

Single Family Residence **RESIDENTIAL**

# 604 FOREST TRCE

ROCKWALL, TX 75087

**\$479,639** TopHap Estimate · \$190 / ft<sup>2</sup> · confidence 93 · as of Jul 14, 2026



**3**

BEDS

**2.5**

BATHS

**2,529 ft<sup>2</sup>**

LIVING AREA

**0.28 ac**

LOT SIZE

**1980**

YEAR BUILT

**1**

STORIES

**2**

PARKING

## VALUATION

**\$480K**

\$444K low

\$516K high

Last Sale

**\$692,398 · Aug 10, 2022**

Est. Owner Equity

**\$0**

Loan-to-Value

**112%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$5,583 (2025) |
| Assessed Value        | \$518,767      |
| Previous Assessed     | \$561,557      |
| Assessor Market Value | \$518,767      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | ROCKWALL                |
| Lot (acres)   | 0.28                    |
| Construction  | Wood (Unspecified)      |
| Roof          | Composition Shingle     |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Garage        | Garage, Attached        |
| Pool          | Yes                     |

Patio · 222 ft²

Porch · 208 ft²

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED          | PRICE | \$/FT² | LOAN   |
|--------------|-----------|---------------|-------|--------|--------|
| Aug 9, 2022  | Financing | Venders Lien  |       |        | \$521K |
| Jul 17, 2018 | Financing | Warranty Deed |       |        | \$333K |
| Jun 18, 2013 | Financing | Warranty Deed |       |        | \$195K |

## ASSIGNED SCHOOLS

| SCHOOL                               | LEVEL      | GRADES | DISTANCE |
|--------------------------------------|------------|--------|----------|
| Virginia Reinhardt Elementary School | Elementary | PK–6   | 0.9 mi   |
| Herman E. Utley Middle School        | Middle     | 7–8    | 1.1 mi   |
| Rockwall High School                 | High       | 10–12  | 1.3 mi   |

District: Rockwall 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 75087

|                          |                            |                             |                                 |                         |                        |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>73</b><br>CRIME INDEX | <b>99</b><br>AIR POLLUTION | <b>54,034</b><br>POPULATION | <b>\$120K</b><br>MEDIAN IN-COME | <b>65°F</b><br>AVG TEMP | <b>62%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

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

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|