

Single Family Residence

RESIDENTIAL

3401 PECAN RIDGE DR

ROWLETT, TX 75088

\$453,968

TopHap Estimate · \$163 / ft² · confidence 93 · as of Jul 14, 2026

4

BEDS

3

BATHS

2,780 ft²

LIVING AREA

0.22 ac

LOT SIZE

1984

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$454K

\$420K low

\$488K high

Est. Owner Equity

\$453,968

TAX & ASSESSMENT

Property Tax	\$9,432 (2024)
Assessed Value	\$400,730
Previous Assessed	\$400,730
Assessor Market Value	\$400,730

PROPERTY FACTS

Property Type	Single Family Residence
County	Dallas
Lot (acres)	0.22
Construction	Frame (Unspecified)
Foundation	Mat/Raft Foundation (Slab)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rowlett Elementary School	Elementary	PK–5	0.8 mi
Coyle Middle School	Middle	7–8	1.5 mi
Lakeview Centennial High School	High	9–12	1.7 mi

District: Garland 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 75088

50 CRIME INDEX	97 AIR POLLUTION	28,677 POPULATION	\$105K 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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