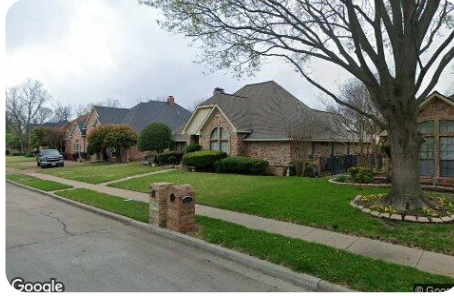


Single Family Residence **RESIDENTIAL**

2009 PECAN RIDGE DR

ROWLETT, TX 75088

\$439,079 TopHap Estimate · \$156 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,819 ft²

LIVING AREA

0.21 ac

LOT SIZE

1987

YEAR BUILT

1

STORIES

4

PARKING

VALUATION

\$439K

\$417K low

\$461K high

Est. Owner Equity

\$130,229

Loan-to-Value

72%

TAX & ASSESSMENT

Property Tax	\$6,984 (2024)
Assessed Value	\$434,910
Previous Assessed	\$434,910
Assessor Market Value	\$434,910

PROPERTY FACTS

Property Type	Single Family Residence
County	Dallas
Lot (acres)	0.21
Construction	Frame (Unspecified)
Foundation	Mat/Raft Foundation (Slab)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Mixed
Pool	No

Deck

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 16, 2018	Financing	Venders Lien			\$309K
Nov 11, 2016	Recorded document	Warranty Deed			
Dec 7, 2001	Quitclaim	Quit Claim Transfer			
Sep 8, 1998	Financing	Grant Deed			\$144K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rowlett Elementary School	Elementary	PK–5	0.7 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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