

Single Family Residence **RESIDENTIAL**

3310 PECAN RIDGE DR

ROWLETT, TX 75088

\$404,004 TopHap Estimate · \$168 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

3

BATHS

2,408 ft²

LIVING AREA

0.22 ac

LOT SIZE

1985

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$404K

\$386K low

\$422K high

Est. Owner Equity

\$118,804

Loan-to-Value

74%

TAX & ASSESSMENT

Property Tax	\$7,090 (2024)
Assessed Value	\$417,380
Previous Assessed	\$417,380
Assessor Market Value	\$417,380

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	Yes

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	1.6 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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