

Single Family Residence **RESIDENTIAL**

3402 PECAN RIDGE DR

ROWLETT, TX 75088

\$373,636 TopHap Estimate · \$168 / ft² · confidence 93 · as of Jul 14, 2026



3
BEDS

3
BATHS

2,224 ft²
LIVING AREA

0.22 ac
LOT SIZE

1984
YEAR BUILT

1
STORIES

2
PARKING

VALUATION

\$374K

\$347K low

\$400K high

Est. Owner Equity

\$343,962

Loan-to-Value

8%

TAX & ASSESSMENT

Property Tax	\$6,227 (2024)
Assessed Value	\$382,740
Previous Assessed	\$382,740
Assessor Market Value	\$382,740

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Nov 5, 2019	Quitclaim	Quit Claim Transfer			
Apr 6, 1998	Financing	Grant Deed			\$30K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rowlett Elementary School	Elementary	PK-5	0.9 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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