

Single Family Residence **RESIDENTIAL**

1219 RIDGE ROCK LN

DUNCANVILLE, TX 75116

\$352,526 TopHap Estimate · \$215 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

3

BATHS

1,636 ft²

LIVING AREA

0.97 ac

LOT SIZE

1968

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$353K

\$333K low

\$373K high

Est. Owner Equity

\$142,526

Loan-to-Value

60%

TAX & ASSESSMENT

Property Tax	\$3,023 (2024)
Assessed Value	\$329,570
Previous Assessed	\$322,690
Assessor Market Value	\$329,570

PROPERTY FACTS

Property Type	Single Family Residence
County	Dallas
Lot (acres)	0.97
Construction	Frame (Unspecified)
Foundation	Pier/Post & Beam
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Carport (Unspecified)
Pool	No

Patio · 384 ft²

CLIMATE RISK

42
FLOOD

50
WILDFIRE

96
HEAT

50
STORM

50
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 13, 2025	Financing	Intrafamily Transfer			\$210K
Jun 13, 2011	Financing	Venders Lien			\$68K
Apr 20, 2011	Financing	Warranty Deed			\$70K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Bilhartz Elementary School	Elementary	PK–5	0.6 mi
Duncanville High School	High	9–12	0.8 mi
Kennemer Middle School	Middle	6–8	2.2 mi

District: Duncanville 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 75116

72 CRIME INDEX	105 AIR POLLUTION	21,642 POPULATION	\$61K 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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