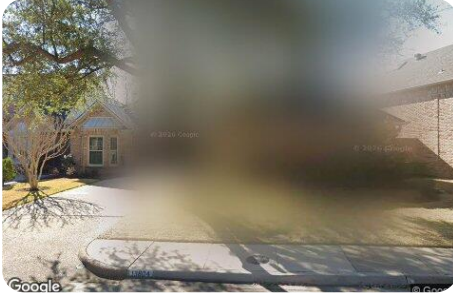


Single Family Residence **RESIDENTIAL**

13804 ROCKBEND PL

DALLAS, TX 75240

\$983,851 TopHap Estimate · \$364 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

3

BATHS

2,706 ft²

LIVING AREA

0.18 ac

LOT SIZE

1985

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$984K

\$924K low

\$1M high

Est. Owner Equity

\$983,851

TAX & ASSESSMENT

Property Tax	\$13,569 (2024)
Assessed Value	\$885,210
Previous Assessed	\$919,290
Assessor Market Value	\$885,210

PROPERTY FACTS

Property Type	Single Family Residence
County	Dallas
Lot (acres)	0.18
Construction	Frame (Unspecified)
Foundation	Mat/Raft Foundation (Slab)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	Pool W/Hot Tub/Spa

Wet bar

Sprinklers

CLIMATE RISK

95

FLOOD

44

WILDFIRE

94

HEAT

52

STORM

88

DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 6, 2017	Recorded document	Warranty Deed			
Mar 31, 2014	Quitclaim	Quit Claim Transfer			
Jul 14, 2010	Recorded document	Grant Deed			
Jul 7, 2010	Recorded document	Warranty Deed			
Oct 16, 2009	Quitclaim	Quit Claim Transfer			
Oct 4, 2004	Financing	Grant Deed			\$325K
Apr 29, 2004	Recorded document	Warranty Deed			

Apr 2, 2001 Financing Grant Deed \$225K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Benjamin Franklin International Exploratory Academy	Middle	6–8	3.4 mi
John J. Pershing Elementary School	Elementary	PK–5	3.5 mi
Hillcrest High School	High	9–12	3.5 mi

District: Dallas 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 75240

112 CRIME INDEX	98 AIR POLLUTION	24,013 POPULATION	\$64K 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