

Single Family Residence **RESIDENTIAL**

3406 PECAN RIDGE DR

ROWLETT, TX 75088

\$425,657 TopHap Estimate · \$159 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

3

BATHS

2,685 ft²

LIVING AREA

0.22 ac

LOT SIZE

1987

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$426K

\$408K low

\$443K high

Est. Owner Equity

\$196,957

Loan-to-Value

54%

TAX & ASSESSMENT

Property Tax	\$8,645 (2024)
Assessed Value	\$471,590
Previous Assessed	\$471,590
Assessor Market Value	\$471,590

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
Jan 28, 2005	Financing	Warranty Deed			\$144K

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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