

Single Family Residence **RESIDENTIAL**

# 3414 ROYAL RIDGE DR

ROCKWALL, TX 75087

**\$521,499** TopHap Estimate · \$197 / ft² · confidence 89 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**2,649 ft²**

LIVING AREA

**0.17 ac**

LOT SIZE

**2016**

YEAR BUILT

**1**

STORIES

**2**

PARKING

## VALUATION

**\$521K**

\$465K low

\$578K high

Last Sale

**\$408,400 · Jan 23, 2017**

Est. Owner Equity

**\$203,289**

Loan-to-Value

**58%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$7,790 (2025) |
| Assessed Value        | \$589,257      |
| Previous Assessed     | \$486,989      |
| Assessor Market Value | \$659,918      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | ROCKWALL                |
| Lot (acres)   | 0.17                    |
| Construction  | Wood (Unspecified)      |
| Roof          | Composition Shingle     |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Garage        | Garage, Attached        |
| Pool          | No                      |

Porch · 143 ft²

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED         | PRICE | \$/FT² | LOAN   |
|--------------|-----------|--------------|-------|--------|--------|
| Jan 19, 2017 | Financing | Venders Lien |       |        | \$327K |
| Oct 27, 2016 | Financing | Grant Deed   |       |        | \$278K |

## ASSIGNED SCHOOLS

| SCHOOL                       | LEVEL      | GRADES | DISTANCE |
|------------------------------|------------|--------|----------|
| J.W. Williams Middle School  | Middle     | 7–8    | 0.5 mi   |
| Celia Hays Elementary School | Elementary | PK–6   | 0.8 mi   |
| Rockwall High School         | High       | 10–12  | 4.4 mi   |

District: Rockwall 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 75087

|                          |                            |                             |                                 |                         |                        |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>73</b><br>CRIME INDEX | <b>99</b><br>AIR POLLUTION | <b>54,034</b><br>POPULATION | <b>\$120K</b><br>MEDIAN IN-COME | <b>65°F</b><br>AVG TEMP | <b>62%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|