

Single Family Residence **RESIDENTIAL**

# 1406A RIDGE RD

ROCKWALL, TX 75087

**\$1,192,161** TopHap Estimate · \$275 / ft<sup>2</sup> · confidence 90 · as of Jul 14, 2026



**3**

BEDS

**3.5**

BATHS

**4,334 ft<sup>2</sup>**

LIVING AREA

**1.44 ac**

LOT SIZE

**2018**

YEAR BUILT

**1**

STORIES

## VALUATION

**\$1.2M**

\$1.1M low

\$1.3M high

Est. Owner Equity

**\$542,161**

Loan-to-Value

**53%**

## TAX & ASSESSMENT

|                       |                 |
|-----------------------|-----------------|
| Property Tax          | \$14,994 (2025) |
| Assessed Value        | \$1,355,562     |
| Previous Assessed     | \$1,120,299     |
| Assessor Market Value | \$1,783,994     |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | ROCKWALL                |
| Lot (acres)   | 1.45                    |
| Construction  | Wood (Unspecified)      |
| Roof          | Composition Shingle     |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Garage        | Garage, Attached        |
| Pool          | Yes                     |
| View          | Water View              |

Patio · 121 ft²

Porch · 974 ft²

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                 | PRICE | \$/FT² | LOAN   |
|--------------|-----------|----------------------|-------|--------|--------|
| May 6, 2024  | Financing | Intrafamily Transfer |       |        |        |
| Apr 24, 2018 | Financing | Trustees Deed        |       |        | \$350K |

## ASSIGNED SCHOOLS

| SCHOOL                               | LEVEL      | GRADES | DISTANCE |
|--------------------------------------|------------|--------|----------|
| Rockwall High School                 | High       | 10–12  | 0.6 mi   |
| Herman E. Utley Middle School        | Middle     | 7–8    | 0.9 mi   |
| Virginia Reinhardt Elementary School | Elementary | PK–6   | 1.7 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

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

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

| OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|