

Single Family Residence

**RESIDENTIAL**

# 640 WINDY RIDGE LN

ROCKWALL, TX 75087

**\$613,856** TopHap Estimate · \$208 / ft<sup>2</sup> · confidence 95 · as of Jul 14, 2026



**4**

BEDS

**2.5**

BATHS

**2,958 ft<sup>2</sup>**

LIVING AREA

**0.19 ac**

LOT SIZE

**2019**

YEAR BUILT

**1**

STORIES

**2**

PARKING

## VALUATION

**\$614K**

\$583K low

\$645K high

Last Sale

**\$380,700 · Oct 18, 2021**

Est. Owner Equity

**\$309,283**

Loan-to-Value

**51%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$8,745 (2025) |
| Assessed Value        | \$649,885      |
| Previous Assessed     | \$537,095      |
| Assessor Market Value | \$672,810      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | ROCKWALL                |
| Lot (acres)   | 0.19                    |
| Construction  | Wood (Unspecified)      |
| Roof          | Composition Shingle     |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Garage        | Garage, Attached        |
| Pool          | No                      |

Porch · 201 ft²

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                 | PRICE | \$/FT² | LOAN   |
|--------------|-----------|----------------------|-------|--------|--------|
| Jun 1, 2021  | Financing | Intrafamily Transfer |       |        | \$305K |
| Jun 11, 2020 | Financing | Grant Deed           |       |        | \$310K |
| Nov 9, 2018  | Financing | Trustees Deed        |       |        | \$1.3M |

## ASSIGNED SCHOOLS

| SCHOOL                       | LEVEL      | GRADES | DISTANCE |
|------------------------------|------------|--------|----------|
| J.W. Williams Middle School  | Middle     | 7–8    | 1.1 mi   |
| Celia Hays Elementary School | Elementary | PK–6   | 1.6 mi   |
| Rockwall High School         | High       | 10–12  | 5.2 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> |
|-----------|-----------------------|