

Single Family Residence **RESIDENTIAL**

# 215 ROSEWOOD DR

LAVON, TX 75166

**\$331,015** TopHap Estimate · \$180 / ft<sup>2</sup> · confidence 95 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**1,838 ft<sup>2</sup>**

LIVING AREA

**0.13 ac**

LOT SIZE

**2020**

YEAR BUILT

**1**

STORIES

**6**

ROOMS

## VALUATION

**\$331K**

\$314K low

\$348K high

Est. Owner Equity

**\$109,983**

Loan-to-Value

**69%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$5,406 (2024) |
| Assessed Value        | \$328,560      |
| Previous Assessed     | \$355,061      |
| Assessor Market Value | \$328,560      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | Collin                  |
| Lot (acres)   | 0.13                    |
| Construction  | Wood Frame              |
| Heating       | Central                 |
| Cooling       | Central                 |
| Garage        | Garage, Attached        |
| Pool          | No                      |

Porch · 212 ft²

## CLIMATE RISK

**41**  
FLOOD

**51**  
WILDFIRE

**93**  
HEAT

**55**  
STORM

**88**  
DROUGHT

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE        | TYPE      | DEED       | PRICE | \$/FT² | LOAN   |
|-------------|-----------|------------|-------|--------|--------|
| Jan 8, 2021 | Financing | Grant Deed |       |        | \$221K |

## ASSIGNED SCHOOLS

| SCHOOL                         | LEVEL      | GRADES | DISTANCE |
|--------------------------------|------------|--------|----------|
| Community Trails Middle School | Middle     | 6–8    | 1.6 mi   |
| Dodson Elementary School       | Elementary | PK–5   | 2.9 mi   |
| Community High School          | High       | 9–12   | 4.8 mi   |

District: Community 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 75166

|                          |                            |                            |                                 |                         |                        |
|--------------------------|----------------------------|----------------------------|---------------------------------|-------------------------|------------------------|
| <b>46</b><br>CRIME INDEX | <b>98</b><br>AIR POLLUTION | <b>5,153</b><br>POPULATION | <b>\$117K</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> |
|-----------|-----------------------|