

Single Family Residence **RESIDENTIAL**

# 212 ROSEWOOD DR

LAVON, TX 75166

**\$351,850** TopHap Estimate · \$166 / ft<sup>2</sup> · confidence 96 · as of Jul 14, 2026



**4**

BEDS

**3**

BATHS

**2,117 ft<sup>2</sup>**  
LIVING AREA

**0.13 ac**  
LOT SIZE

**2021**

YEAR BUILT

**1**

STORIES

## VALUATION

**\$352K**

\$337K low

\$366K high

Est. Owner Equity

**\$125,937**

Loan-to-Value

**64%**

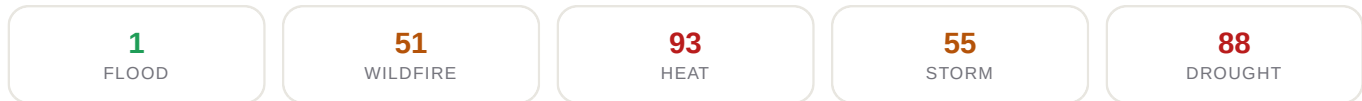
## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$5,273 (2024) |
| Assessed Value        | \$342,810      |
| Previous Assessed     | \$384,447      |
| Assessor Market Value | \$342,810      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | Collin                  |
| Lot (acres)   | 0.13                    |
| Heating       | None                    |
| Pool          | No                      |

## CLIMATE RISK



Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED         | PRICE | \$/FT² | LOAN   |
|--------------|-----------|--------------|-------|--------|--------|
| Mar 30, 2022 | Financing | Venders Lien |       |        | \$226K |

## 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> |
|-----------|-----------------------|