

Single Family Residence **RESIDENTIAL**

252 ROSEWOOD DR

LAVON, TX 75166

\$296,827 TopHap Estimate · \$161 / ft² · confidence 90 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,838 ft²

LIVING AREA

0.15 ac

LOT SIZE

2020

YEAR BUILT

1

STORIES

6

ROOMS

VALUATION

\$297K

\$268K low

\$326K high

Est. Owner Equity

\$2,261

Loan-to-Value

99%

TAX & ASSESSMENT

Property Tax	\$5,576 (2024)
Assessed Value	\$336,820
Previous Assessed	\$336,820
Assessor Market Value	\$336,820

PROPERTY FACTS

Property Type	Single Family Residence
County	Collin
Lot (acres)	0.15
Construction	Wood Frame
Heating	Central
Cooling	Central
Garage	Garage, Attached

Porch · 325 ft²

CLIMATE RISK

1 FLOOD	52 WILDFIRE	93 HEAT	55 STORM	88 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 31, 2026	Financing	Venders Lien			\$295K
Apr 15, 2024	Resale	Deed	\$338,751	\$184	\$339K
Jan 22, 2021	Financing	Venders Lien			\$306K

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	4.7 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

46 CRIME INDEX	98 AIR POLLUTION	5,153 POPULATION	\$117K MEDIAN IN-COME	65°F AVG TEMP	62% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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