

Single Family Residence **RESIDENTIAL**

# 527 BRIDLE RANCH DR

ROCKWALL, TX 75087

**\$560,320** TopHap Estimate · \$238 / ft<sup>2</sup> · confidence 93 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**2,351 ft<sup>2</sup>**

LIVING AREA

**0.19 ac**

LOT SIZE

**2021**

YEAR BUILT

**1**

STORIES

## VALUATION

**\$560K**

\$519K low

\$601K high

Last Sale

**\$487,500 · Apr 19, 2022**

Est. Owner Equity

**\$170,320**

Loan-to-Value

**67%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$7,745 (2025) |
| Assessed Value        | \$586,436      |
| Previous Assessed     | \$484,658      |
| Assessor Market Value | \$596,442      |

## PROPERTY FACTS

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

Patio · 248 ft²

Porch · 46 ft²

## CLIMATE RISK

1

FLOOD

52

WILDFIRE

93

HEAT

56

STORM

88

DROUGHT

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED         | PRICE | \$/FT² | LOAN   |
|--------------|-----------|--------------|-------|--------|--------|
| Apr 18, 2022 | Financing | Venders Lien |       |        | \$390K |

## ASSIGNED SCHOOLS

| SCHOOL                             | LEVEL      | GRADES | DISTANCE |
|------------------------------------|------------|--------|----------|
| J.W. Williams Middle School        | Middle     | 7–8    | 0.3 mi   |
| Sherry-Paul Hamm Elementary School | Elementary | PK–6   | 0.3 mi   |
| Rockwall High School               | High       | 10–12  | 3.8 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> |
|-----------|-----------------------|