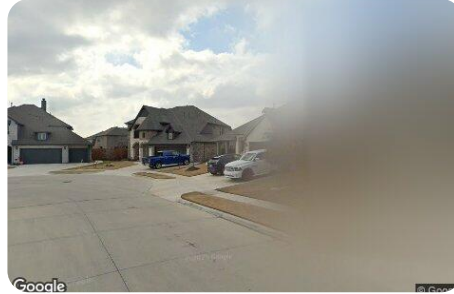


Single Family Residence **RESIDENTIAL**

# 405 ROSEBAY DR

ROCKWALL, TX 75087

**\$507,004** TopHap Estimate · \$147 / ft<sup>2</sup> · confidence 93 · as of Jul 14, 2026



**4**

BEDS

**3.5**

BATHS

**3,438 ft<sup>2</sup>**

LIVING AREA

**0.17 ac**

LOT SIZE

**2021**

YEAR BUILT

**1**

STORIES

## VALUATION

**\$507K**

\$474K low

\$540K high

Last Sale

**\$517,440 · Nov 4, 2025**

Est. Owner Equity

**\$0**

Loan-to-Value

**104%**

## TAX & ASSESSMENT

|                       |           |
|-----------------------|-----------|
| Assessed Value        | \$544,650 |
| Previous Assessed     | \$552,930 |
| Assessor Market Value | \$544,650 |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | ROCKWALL                |
| Lot (acres)   | 0.17                    |
| Construction  | Wood (Unspecified)      |
| Roof          | Composition Shingle     |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Garage        | Garage, Attached        |
| Pool          | No                      |

Deck

Porch · 472 ft²

## CLIMATE RISK

1

FLOOD

45

WILDFIRE

93

HEAT

57

STORM

33

DROUGHT

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED         | PRICE | \$/FT² | LOAN   |
|--------------|-----------|--------------|-------|--------|--------|
| Oct 30, 2025 | Financing | Venders Lien |       |        | \$528K |
| Oct 21, 2021 | Financing | Venders Lien |       |        | \$280K |

## ASSIGNED SCHOOLS

| SCHOOL                            | LEVEL      | GRADES | DISTANCE |
|-----------------------------------|------------|--------|----------|
| Miss May Vernon Elementary School | Elementary | KG–5   | 0.3 mi   |
| Bobby Summers Middle School       | Middle     | 6–8    | 0.5 mi   |
| Royse City High School            | High       | 9–12   | 5.8 mi   |

District: Royse City 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> |
|-----------|-----------------------|