

Single Family Residence

**RESIDENTIAL**

## 2853 BENT RIDGE DR

ROCKWALL, TX 75032

**\$341,201** TopHap Estimate · \$136 / ft<sup>2</sup> · confidence 94 · as of Jul 14, 2026



**4**

BEDS

**2**

BATHS

**2,513 ft<sup>2</sup>**

LIVING AREA

**0.25 ac**

LOT SIZE

**2003**

YEAR BUILT

**1**

STORIES

**1**

PARKING

### VALUATION

**\$341K**

\$321K low

\$362K high

Last Sale

**\$212,800 · Feb 10, 2026**

Est. Owner Equity

**\$181,201**

Loan-to-Value

**47%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$3,956 (2025) |
| Assessed Value        | \$345,948      |
| Previous Assessed     | \$310,196      |
| Assessor Market Value | \$345,948      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | ROCKWALL                |
| Lot (acres)   | 0.25                    |
| Roof          | Composition Shingle     |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Garage        | Garage, Attached        |
| Pool          | No                      |

Patio · 260 ft²

Porch · 30 ft²

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                | PRICE | \$/FT² | LOAN   |
|--------------|-----------|---------------------|-------|--------|--------|
| Jan 30, 2026 | Financing | Warranty Deed       |       |        | \$160K |
| Mar 28, 2011 | Financing | Venders Lien        |       |        | \$143K |
| Nov 20, 2008 | Financing | Venders Lien        |       |        | \$157K |
| Nov 3, 2006  | Financing | Warranty Deed       |       |        | \$140K |
| Feb 24, 2004 | Quitclaim | Quit Claim Transfer |       |        |        |
| Feb 24, 2004 | Financing | Grant Deed          |       |        | \$120K |

## ASSIGNED SCHOOLS

| SCHOOL                           | LEVEL      | GRADES | DISTANCE |
|----------------------------------|------------|--------|----------|
| Ouida Springer Elementary School | Elementary | PK–6   | 0.5 mi   |
| Ursula Rakow Middle School       | Middle     | 7–8    | 3.2 mi   |
| Rockwall-Heath High School       | High       | 10–12  | 4.2 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 75032

|                          |                             |                             |                                 |                         |                        |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>64</b><br>CRIME INDEX | <b>102</b><br>AIR POLLUTION | <b>44,737</b><br>POPULATION | <b>\$142K</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> |
|-----------|-----------------------|