

Single Family Residence **RESIDENTIAL**

## 2837 BENT RIDGE DR

ROCKWALL, TX 75032

**\$402,551** TopHap Estimate · \$139 / ft<sup>2</sup> · confidence 96 · as of Jul 14, 2026



**4**

BEDS

**2.5**

BATHS

**2,905 ft<sup>2</sup>**

LIVING AREA

**0.24 ac**

LOT SIZE

**2004**

YEAR BUILT

**1**

STORIES

**2**

PARKING

### VALUATION

**\$403K**

\$385K low

\$420K high

Est. Owner Equity

**\$292,551**

Loan-to-Value

**27%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$6,971 (2025) |
| Assessed Value        | \$442,522      |
| Previous Assessed     | \$379,270      |
| Assessor Market Value | \$442,522      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | ROCKWALL                |
| Lot (acres)   | 0.24                    |
| Roof          | Composition Shingle     |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Garage        | Garage, Attached        |
| Pool          | No                      |

Patio · 100 ft²

Porch · 20 ft²

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED                 | PRICE | \$/FT² | LOAN   |
|--------------|-------------------|----------------------|-------|--------|--------|
| Aug 3, 2022  | Financing         | Intrafamily Transfer |       |        |        |
| Jun 9, 2014  | Quitclaim         | Quit Claim Transfer  |       |        |        |
| Nov 22, 2013 | Quitclaim         | Quit Claim Transfer  |       |        | \$110K |
| Nov 19, 2004 | Financing         | Grant Deed           |       |        | \$131K |
| Nov 19, 2004 | Quitclaim         | Quit Claim Transfer  |       |        |        |
| Dec 10, 2003 | Recorded document | Grant Deed           |       |        |        |

## 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>Absentee owner</b> |
|-----------|-----------------------|