

Single Family Residence **RESIDENTIAL**

# 845 WINDING RIDGE LN

ROCKWALL, TX 75032

**\$628,964** TopHap Estimate · \$226 / ft<sup>2</sup> · confidence 96 · as of Jul 14, 2026



**4**

BEDS

**3.5**

BATHS

**2,783 ft<sup>2</sup>**

LIVING AREA

**1.55 ac**

LOT SIZE

**2005**

YEAR BUILT

**1**

STORIES

**2**

PARKING

## VALUATION

**\$629K**

\$604K low

\$654K high

Last Sale

**\$433,100 · Apr 24, 2017**

Est. Owner Equity

**\$316,464**

Loan-to-Value

**52%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$6,199 (2025) |
| Assessed Value        | \$583,683      |
| Previous Assessed     | \$482,383      |
| Assessor Market Value | \$621,405      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | ROCKWALL                |
| Lot (acres)   | 1.55                    |
| Roof          | Composition Shingle     |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Garage        | Garage, Attached        |
| Pool          | Yes                     |

Porch · 307 ft²

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED          | PRICE | \$/FT² | LOAN   |
|--------------|-----------|---------------|-------|--------|--------|
| Apr 24, 2017 | Financing | Venders Lien  |       |        | \$347K |
| Aug 30, 2005 | Financing | Warranty Deed |       |        | \$115K |

## ASSIGNED SCHOOLS

| SCHOOL                           | LEVEL      | GRADES | DISTANCE |
|----------------------------------|------------|--------|----------|
| Sharon Shannon Elementary School | Elementary | PK–6   | 0.8 mi   |
| Ursula Rakow Middle School       | Middle     | 7–8    | 1.3 mi   |
| Rockwall-Heath High School       | High       | 10–12  | 4.8 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 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> |
|-----------|-----------------------|