

Single Family Residence **RESIDENTIAL**

# 10210 RIVER BEND DR

ROWLETT, TX 75089

**\$555,438** TopHap Estimate · \$154 / ft<sup>2</sup> · confidence 93 · as of Jul 14, 2026



**5**

BEDS

**3**

BATHS

**3,600 ft<sup>2</sup>**

LIVING AREA

**0.23 ac**

LOT SIZE

**2004**

YEAR BUILT

**2**

STORIES

**2**

PARKING

## VALUATION

**\$555K**

\$518K low

\$593K high

Est. Owner Equity

**\$62,890**

Loan-to-Value

**89%**

## TAX & ASSESSMENT

|                       |           |
|-----------------------|-----------|
| Assessed Value        | \$568,380 |
| Previous Assessed     | \$568,380 |
| Assessor Market Value | \$568,380 |

## PROPERTY FACTS

|               |                            |
|---------------|----------------------------|
| Property Type | Single Family Residence    |
| County        | Dallas                     |
| Lot (acres)   | 0.23                       |
| Construction  | Frame (Unspecified)        |
| Foundation    | Mat/Raft Foundation (Slab) |
| Roof          | Composition Shingle        |
| Heating       | Central                    |
| Cooling       | Central                    |
| Fireplace     | Yes                        |
| Garage        | Garage, Attached           |
| Pool          | Yes                        |

Sprinklers

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED          | PRICE | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|---------------|-------|--------------------|--------|
| Aug 14, 2015 | Financing | Venders Lien  |       |                    | \$328K |
| Jan 28, 2015 | Financing | Warranty Deed |       |                    | \$290K |
| Sep 2, 2004  | Financing | Grant Deed    |       |                    | \$274K |

## ASSIGNED SCHOOLS

| SCHOOL                          | LEVEL      | GRADES | DISTANCE |
|---------------------------------|------------|--------|----------|
| Liberty Grove Elementary School | Elementary | PK-5   | 0.2 mi   |
| Schrade Middle School           | Middle     | 6-8    | 2.2 mi   |
| Sachse High School              | High       | 9-12   | 3.6 mi   |

District: Garland 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 75089

|                                      |                                        |                                         |                                             |                                     |                                    |
|--------------------------------------|----------------------------------------|-----------------------------------------|---------------------------------------------|-------------------------------------|------------------------------------|
| <div>41</div> <div>CRIME INDEX</div> | <div>97</div> <div>AIR POLLUTION</div> | <div>31,528</div> <div>POPULATION</div> | <div>\$109K</div> <div>MEDIAN IN-COME</div> | <div>65°F</div> <div>AVG TEMP</div> | <div>62%</div> <div>SUNSHINE</div> |
|--------------------------------------|----------------------------------------|-----------------------------------------|---------------------------------------------|-------------------------------------|------------------------------------|

Index values: 100 = US average; lower is better.

OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|