

Single Family Residence

**RESIDENTIAL**

# 3206 PECAN RIDGE DR

ROWLETT, TX 75088

**\$460,152** TopHap Estimate · \$159 / ft<sup>2</sup> · confidence 96 · as of Jul 14, 2026



**3**

BEDS

**3**

BATHS

**2,902 ft<sup>2</sup>**

LIVING AREA

**0.23 ac**

LOT SIZE

**1985**

YEAR BUILT

**1**

STORIES

**2**

PARKING

## VALUATION

**\$460K**

**\$442K low**

**\$478K high**

Est. Owner Equity

**\$460,152**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$8,377 (2024) |
| Assessed Value        | \$473,320      |
| Previous Assessed     | \$473,320      |
| Assessor Market Value | \$473,320      |

## 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          | No                         |

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED                   | PRICE | \$/FT <sup>2</sup> | LOAN |
|--------------|-------------------|------------------------|-------|--------------------|------|
| Mar 24, 2023 | Financing         | Transfer On Death Deed |       |                    |      |
| Nov 10, 2021 | Financing         | Warranty Deed          |       |                    |      |
| Oct 25, 2006 | Recorded document | Warranty Deed          |       |                    |      |

## ASSIGNED SCHOOLS

| SCHOOL                          | LEVEL      | GRADES | DISTANCE |
|---------------------------------|------------|--------|----------|
| Rowlett Elementary School       | Elementary | PK-5   | 0.8 mi   |
| Coyle Middle School             | Middle     | 7-8    | 1.5 mi   |
| Lakeview Centennial High School | High       | 9-12   | 1.6 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 75088

|                          |                            |                             |                                 |                         |                        |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>50</b><br>CRIME INDEX | <b>97</b><br>AIR POLLUTION | <b>28,677</b><br>POPULATION | <b>\$105K</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> |
|-----------|-----------------------|