

Single Family Residence **RESIDENTIAL**

13809 ROCKBEND PL

DALLAS, TX 75240

\$1,241,178 TopHap Estimate · \$325 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

5

BATHS

3,816 ft²

LIVING AREA

0.21 ac

LOT SIZE

1985

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$1.2M

\$1.2M low

\$1.3M high

Est. Owner Equity

\$824,178

Loan-to-Value

34%

TAX & ASSESSMENT

Property Tax	\$13,680 (2024)
Assessed Value	\$951,260
Previous Assessed	\$951,260
Assessor Market Value	\$951,260

PROPERTY FACTS

Property Type	Single Family Residence
County	Dallas
Lot (acres)	0.21
Construction	Frame (Unspecified)
Foundation	Mat/Raft Foundation (Slab)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	Yes

Wet bar

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 25, 2009	Financing	Warranty Deed			\$417K
Apr 30, 2004	Financing	Warranty Deed			\$404K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Benjamin Franklin International Exploratory Academy	Middle	6–8	3.4 mi
John J. Pershing Elementary School	Elementary	PK–5	3.5 mi
Hillcrest High School	High	9–12	3.6 mi

District: Dallas 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 75240

112 CRIME INDEX	98 AIR POLLUTION	24,013 POPULATION	\$64K MEDIAN IN-COME	65°F AVG TEMP	62% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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