

Single Family Residence

**RESIDENTIAL**

# 9917 RIVER BEND DR

ROWLETT, TX 75089

**\$530,072** TopHap Estimate · \$162 / ft² · confidence 96 · as of Jul 14, 2026



**4**

BEDS

**3**

BATHS

**3,266 ft²**

LIVING AREA

**0.34 ac**

LOT SIZE

**2003**

YEAR BUILT

**2**

STORIES

**2**

PARKING

## VALUATION

**\$530K**

\$507K low

\$553K high

Last Sale

**\$530,881 · Jun 16, 2025**

Est. Owner Equity

**\$0**

Loan-to-Value

**103%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$4,624 (2025) |
| Assessed Value        | \$457,390      |
| Previous Assessed     | \$457,390      |
| Assessor Market Value | \$457,390      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | DALLAS                  |
| Lot (acres)   | 0.34                    |
| Construction  | Frame (Unspecified)     |
| 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   |
|--------------|-----------|---------------|-------|--------------------|--------|
| Jun 13, 2025 | Financing | Venders Lien  |       |                    | \$542K |
| May 24, 2017 | Financing | Warranty Deed |       |                    | \$220K |
| Feb 19, 2004 | Financing | Grant Deed    |       |                    | \$258K |

## ASSIGNED SCHOOLS

| SCHOOL                          | LEVEL      | GRADES | DISTANCE |
|---------------------------------|------------|--------|----------|
| Liberty Grove Elementary School | Elementary | PK–5   | 0.1 mi   |
| Schrade Middle School           | Middle     | 6–8    | 2.1 mi   |
| Rowlett 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

|                          |                            |                             |                                 |                         |                        |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>41</b><br>CRIME INDEX | <b>97</b><br>AIR POLLUTION | <b>31,528</b><br>POPULATION | <b>\$109K</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> |
|-----------|-----------------------|