

Single Family Residence

RESIDENTIAL

1203 RIDGE ROCK LN

DUNCANVILLE, TX 75116

\$622,139

TopHap Estimate · \$187 / ft² · confidence 94 · as of Jun 23, 2026



5

BEDS

4

BATHS

3,321 ft²

LIVING AREA

0.34 ac

LOT SIZE

2015

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$622K

\$585K low

\$659K high

Est. Owner Equity

\$285,114

Loan-to-Value

54%

TAX & ASSESSMENT

Assessed Value	\$624,100
Previous Assessed	\$636,860
Assessor Market Value	\$624,100

PROPERTY FACTS

Property Type	Single Family Residence
County	Dallas
Lot (acres)	0.34
Construction	Frame (Unspecified)
Foundation	Mat/Raft Foundation (Slab)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Garage	Garage, Attached
Pool	No

CLIMATE RISK

35
FLOOD

49
WILDFIRE

96
HEAT

50
STORM

50
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 29, 2017	Financing	Warranty Deed			\$340K
Mar 12, 2015	Recorded document	Warranty Deed			
Jul 23, 2003	Recorded document	Grant Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Bilhartz Elementary School	Elementary	PK–5	0.6 mi
Duncanville High School	High	9–12	0.8 mi
Kennemer Middle School	Middle	6–8	2.2 mi

District: Duncanville 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 75116

72 CRIME INDEX	105 AIR POLLUTION	21,642 POPULATION	\$61K 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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