

Single Family Residence

RESIDENTIAL

1207 RIDGE ROCK LN

DUNCANVILLE, TX 75116

\$422,059 TopHap Estimate · \$165 / ft² · confidence 92 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

2,559 ft²

LIVING AREA

0.35 ac

LOT SIZE

1983

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$422K

\$389K low

\$455K high

Last Sale

\$508,725 · Feb 5, 2025

Est. Owner Equity

\$39,559

Loan-to-Value

90%

TAX & ASSESSMENT

Property Tax	\$9,005 (2025)
Assessed Value	\$402,020
Previous Assessed	\$369,050
Assessor Market Value	\$402,020

PROPERTY FACTS

Property Type	Single Family Residence
County	DALLAS
Lot (acres)	0.35
Construction	Frame (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
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
Jan 31, 2025	Financing	Venders Lien			\$383K
Apr 16, 2024	Non-arms-length	Trustees Deed	\$177,000	\$69	
Jul 9, 2003	Financing	Grant Deed			\$120K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Bilhartz Elementary School	Elementary	PK–5	0.6 mi
Duncanville High School	High	9–12	0.8 mi
Kennermer 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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