

Single Family Residence **RESIDENTIAL**

# 10006 RIVER BEND DR

ROWLETT, TX 75089

**\$463,081** TopHap Estimate · \$132 / ft<sup>2</sup> · confidence 89 · as of Jul 14, 2026



**4**

BEDS

**2.5**

BATHS

**3,501 ft<sup>2</sup>**

LIVING AREA

**0.23 ac**

LOT SIZE

**2005**

YEAR BUILT

**2**

STORIES

**2**

PARKING

## VALUATION

**\$463K**

\$413K low

\$513K high

Last Sale

**\$233,000 · Oct 10, 2005**

Est. Owner Equity

**\$25,269**

Loan-to-Value

**94%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$4,412 (2025) |
| Assessed Value        | \$492,690      |
| Previous Assessed     | \$492,690      |
| Assessor Market Value | \$492,690      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | DALLAS                  |
| Lot (acres)   | 0.23                    |
| 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   |
|--------------|-------------------|---------------------|-------|--------------------|--------|
| Sep 28, 2005 | Quitclaim         | Quit Claim Transfer |       |                    |        |
| Oct 10, 2005 | Financing         | Grant Deed          |       |                    | \$186K |
| Jul 27, 2004 | Recorded document | Grant Deed          |       |                    |        |

## ASSIGNED SCHOOLS

| SCHOOL                          | LEVEL      | GRADES | DISTANCE |
|---------------------------------|------------|--------|----------|
| Liberty Grove Elementary School | Elementary | PK–5   | 0.1 mi   |
| Schrade Middle School           | Middle     | 6–8    | 2.2 mi   |
| Sachse High School              | High       | 9–12   | 3.7 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

|                                      |                                        |                                         |                                             |                                     |                                    |
|--------------------------------------|----------------------------------------|-----------------------------------------|---------------------------------------------|-------------------------------------|------------------------------------|
| <div>41</div> <div>CRIME INDEX</div> | <div>97</div> <div>AIR POLLUTION</div> | <div>31,528</div> <div>POPULATION</div> | <div>\$109K</div> <div>MEDIAN IN-COME</div> | <div>65°F</div> <div>AVG TEMP</div> | <div>62%</div> <div>SUNSHINE</div> |
|--------------------------------------|----------------------------------------|-----------------------------------------|---------------------------------------------|-------------------------------------|------------------------------------|

Index values: 100 = US average; lower is better.

OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|