

Single Family Residence **RESIDENTIAL**

# 7616 RICE DR

ROWLETT, TX 75088

**\$273,206** TopHap Estimate · \$210 / ft<sup>2</sup> · confidence 97 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**1,298 ft<sup>2</sup>**

LIVING AREA

**0.17 ac**

LOT SIZE

**1986**

YEAR BUILT

**1**

STORIES

**2**

PARKING

## VALUATION

**\$273K**

\$264K low

\$282K high

Est. Owner Equity

**\$76,556**

Loan-to-Value

**73%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$4,574 (2024) |
| Assessed Value        | \$299,380      |
| Previous Assessed     | \$299,380      |
| Assessor Market Value | \$299,380      |

## PROPERTY FACTS

|               |                            |
|---------------|----------------------------|
| Property Type | Single Family Residence    |
| County        | Dallas                     |
| Lot (acres)   | 0.17                       |
| Construction  | Frame (Unspecified)        |
| Foundation    | Mat/Raft Foundation (Slab) |
| 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   |
|--------------|-----------|----------------------|-------|--------------------|--------|
| Feb 1, 2021  | Financing | Intrafamily Transfer |       |                    |        |
| Oct 26, 2020 | Financing | Venders Lien         |       |                    | \$197K |
| Jul 25, 2002 | Financing | Grant Deed           |       |                    | \$102K |

## ASSIGNED SCHOOLS

| SCHOOL                     | LEVEL      | GRADES | DISTANCE |
|----------------------------|------------|--------|----------|
| Herfurth Elementary School | Elementary | KG–5   | 0.1 mi   |
| Rowlett High School        | High       | 9–12   | 1.8 mi   |
| Schrade Middle School      | Middle     | 6–8    | 2.1 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 75088

|                                      |                                        |                                         |                                             |                                     |                                    |
|--------------------------------------|----------------------------------------|-----------------------------------------|---------------------------------------------|-------------------------------------|------------------------------------|
| <div>50</div> <div>CRIME INDEX</div> | <div>97</div> <div>AIR POLLUTION</div> | <div>28,677</div> <div>POPULATION</div> | <div>\$105K</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 |
|-----------|----------------|