

Single Family Residence

**RESIDENTIAL**

# 2240 RIVERBIRCH LN

ROCKWALL, TX 75032

**\$561,211** TopHap Estimate · \$173 / ft<sup>2</sup> · confidence 93 · as of Jul 14, 2026



**4**

BEDS

**2.5**

BATHS

**3,253 ft<sup>2</sup>**

LIVING AREA

**0.56 ac**

LOT SIZE

**2004**

YEAR BUILT

**1**

STORIES

**2**

PARKING

## VALUATION

**\$561K**

\$523K low

\$599K high

Last Sale

**\$497,420 · May 31, 2022**

Est. Owner Equity

**\$187,211**

Loan-to-Value

**74%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$7,320 (2025) |
| Assessed Value        | \$464,657      |
| Previous Assessed     | \$459,437      |
| Assessor Market Value | \$464,657      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | ROCKWALL                |
| Lot (acres)   | 0.56                    |
| Construction  | Wood (Unspecified)      |
| Roof          | Composition Shingle     |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Garage        | Garage, Attached        |
| Pool          | Yes                     |

Patio · 216 ft²

Porch · 222 ft²

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED                 | PRICE | \$/FT² | LOAN   |
|--------------|-------------------|----------------------|-------|--------|--------|
| May 29, 2022 | Financing         | Intrafamily Transfer |       |        | \$374K |
| Feb 9, 2021  | Recorded document | Correction Deed      |       |        |        |
| Apr 4, 2019  | Financing         | Venders Lien         |       |        | \$305K |
| Oct 9, 2018  | Financing         | Venders Lien         |       |        | \$500M |
| Jul 1, 2004  | Financing         | Grant Deed           |       |        | \$160K |
| Apr 9, 2004  | Recorded document | Grant Deed           |       |        |        |

## ASSIGNED SCHOOLS

| SCHOOL                           | LEVEL      | GRADES | DISTANCE |
|----------------------------------|------------|--------|----------|
| Sharon Shannon Elementary School | Elementary | PK–6   | 0.8 mi   |
| Ursula Rakow Middle School       | Middle     | 7–8    | 2.0 mi   |
| Rockwall-Heath High School       | High       | 10–12  | 5.7 mi   |

District: Rockwall 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 75032

|                          |                             |                             |                                 |                         |                        |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>64</b><br>CRIME INDEX | <b>102</b><br>AIR POLLUTION | <b>44,737</b><br>POPULATION | <b>\$142K</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> |
|-----------|-----------------------|