

Single Family Residence **RESIDENTIAL**

# 7214 RIDGEVIEW DR

ROWLETT, TX 75089

**\$365,000** TopHap Estimate · \$196 / ft<sup>2</sup> · confidence 96 · as of Jul 14, 2026



**4**

BEDS

**2.5**

BATHS

**1,867 ft<sup>2</sup>**

LIVING AREA

**0.15 ac**

LOT SIZE

**1978**

YEAR BUILT

**1**

STORIES

**2**

PARKING

## VALUATION

**\$365K**

\$352K low

\$378K high

Last Sale

**\$365,939 · Sep 18, 2023**

Est. Owner Equity

**\$0**

Loan-to-Value

**102%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$7,478 (2025) |
| Assessed Value        | \$380,620      |
| Previous Assessed     | \$380,620      |
| Assessor Market Value | \$380,620      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | DALLAS                  |
| Lot (acres)   | 0.15                    |
| Construction  | Frame (Unspecified)     |
| Roof          | Composition Shingle     |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Garage        | Garage, Attached        |
| Pool          | No                      |

Wet bar

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED                 | PRICE | \$/FT <sup>2</sup> | LOAN   |
|--------------|-------------------|----------------------|-------|--------------------|--------|
| Sep 15, 2023 | Financing         | Venders Lien         |       |                    | \$362K |
| Feb 8, 2023  | Financing         | Intrafamily Transfer |       |                    |        |
| Nov 21, 2022 | Financing         | Warranty Deed        |       |                    |        |
| Sep 10, 1999 | Recorded document | Grant Deed           |       |                    |        |

## ASSIGNED SCHOOLS

| SCHOOL                             | LEVEL      | GRADES | DISTANCE |
|------------------------------------|------------|--------|----------|
| Giddens-Steadham Elementary School | Elementary | PK–5   | 0.4 mi   |
| Schrade Middle School              | Middle     | 6–8    | 0.4 mi   |
| Rowlett High School                | High       | 9–12   | 1.4 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 |
|-----------|----------------|