

Single Family Residence **RESIDENTIAL**

2003 PECAN RIDGE DR

ROWLETT, TX 75088

\$457,083 TopHap Estimate · \$159 / ft² · confidence 95 · as of Jul 14, 2026



5

BEDS

3

BATHS

2,878 ft²

LIVING AREA

0.21 ac

LOT SIZE

1999

YEAR BUILT

2

STORIES

3

PARKING

VALUATION

\$457K

\$435K low

\$480K high

Est. Owner Equity

\$329,883

Loan-to-Value

27%

TAX & ASSESSMENT

Property Tax	\$6,117 (2024)
Assessed Value	\$432,220
Previous Assessed	\$432,220
Assessor Market Value	\$432,220

PROPERTY FACTS

Property Type	Single Family Residence
County	Dallas
Lot (acres)	0.21
Construction	Frame (Unspecified)
Foundation	Mat/Raft Foundation (Slab)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Sprinklers

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 14, 2011	Financing	Warranty Deed			\$55K
Jun 12, 2000	Financing	Grant Deed			\$35K
Sep 9, 1999	Financing	Grant Deed			\$200K
Feb 17, 1999	Financing	Grant Deed			\$20K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rowlett Elementary School	Elementary	PK–5	0.8 mi
Coyle Middle School	Middle	7–8	1.5 mi
Lakeview Centennial High School	High	9–12	1.7 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 75088

50 CRIME INDEX	97 AIR POLLUTION	28,677 POPULATION	\$105K 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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