

Single Family Residence **RESIDENTIAL**

449 FOREST RIDGE DR

COPPELL, TX 75019

\$899,130 TopHap Estimate · \$268 / ft² · confidence 94 · as of Jul 14, 2026



5
BEDS

4.5
BATHS

3,360 ft²
LIVING AREA

0.18 ac
LOT SIZE

1999
YEAR BUILT

2
STORIES

2
PARKING

VALUATION

\$899K

\$843K low

\$956K high

Last Sale

\$738,161 · Feb 7, 2023

Est. Owner Equity

\$101,562

Loan-to-Value

88%

TAX & ASSESSMENT

Property Tax	\$14,312 (2025)
Assessed Value	\$876,830
Previous Assessed	\$778,470
Assessor Market Value	\$876,830

PROPERTY FACTS

Property Type	Single Family Residence
County	DALLAS
Lot (acres)	0.18
Construction	Frame (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	Yes

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Feb 2, 2023	Financing	Venders Lien			\$753K
Aug 23, 2005	Financing	Warranty Deed			\$215K
Dec 27, 2001	Financing	Grant Deed			\$260K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
W.H. Wilson Elementary School	Elementary	PK–5	0.2 mi
Coppell High School	High	9–12	0.6 mi
Coppell Middle School North	Middle	6–8	1.3 mi

District: Coppell 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 75019

41 CRIME INDEX	110 AIR POLLUTION	44,298 POPULATION	\$137K 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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