

Single Family Residence **RESIDENTIAL**

3105 PECAN RIDGE DR

ROWLETT, TX 75088

\$407,428 TopHap Estimate · \$167 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

2

BATHS

2,436 ft²

LIVING AREA

0.24 ac

LOT SIZE

1984

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$407K

\$394K low

\$421K high

Last Sale

\$273,700 · Jun 22, 2016

Est. Owner Equity

\$47,428

Loan-to-Value

86%

TAX & ASSESSMENT

Property Tax	\$3,286 (2025)
Assessed Value	\$420,680
Previous Assessed	\$420,680
Assessor Market Value	\$420,680

PROPERTY FACTS

Property Type	Single Family Residence
County	DALLAS
Lot (acres)	0.24
Construction	Frame (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	Yes

Wet bar

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jun 20, 2016	Financing	Warranty Deed			\$270K
Jan 20, 2016	Recorded document	Warranty Deed			
Mar 30, 2006	Financing	Warranty Deed			\$152K
Sep 30, 1997	Financing	Grant Deed			\$25K

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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