

Single Family Residence **RESIDENTIAL**

2116 RANDAS WAY

ROCKWALL, TX 75087

\$814,510 TopHap Estimate · \$200 / ft² · confidence 85 · as of Jun 23, 2026



4,080 ft²
LIVING AREA

0.21 ac
LOT SIZE

2022
YEAR BUILT

1
STORIES

VALUATION

\$815K

\$692K low

\$937K high

Last Sale

\$1,064,000 · Apr 3, 2023

Est. Owner Equity

\$14,510

Loan-to-Value

98%

TAX & ASSESSMENT

Property Tax	\$11,622 (2025)
Assessed Value	\$832,558
Previous Assessed	\$448,438
Assessor Market Value	\$832,558

PROPERTY FACTS

Property Type	Single Family Residence
County	ROCKWALL
Lot (acres)	0.21
Garage	Garage, Attached
Pool	No

Patio · 203 ft²

Porch · 30 ft²

CLIMATE RISK

35 FLOOD	55 WILDFIRE	93 HEAT	56 STORM	88 DROUGHT
-------------	----------------	------------	-------------	---------------

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 30, 2023	Financing	Venders Lien			\$800K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
J.W. Williams Middle School	Middle	7–8	0.7 mi
Celia Hays Elementary School	Elementary	PK–6	0.8 mi
Rockwall High School	High	10–12	3.7 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 75087

73 CRIME INDEX	99 AIR POLLUTION	54,034 POPULATION	\$120K MEDIAN IN-COME	65°F AVG TEMP	62% SUNSHINE
--------------------------------------	--	---	---	-------------------------------------	------------------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
-----------	----------------