

Single Family Residence **RESIDENTIAL**

# 2105 ROCKBLUFF DR

ROWLETT, TX 75088

**\$295,961** TopHap Estimate · \$204 / ft<sup>2</sup> · confidence 91 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**1,448 ft<sup>2</sup>**

LIVING AREA

**0.21 ac**

LOT SIZE

**1985**

YEAR BUILT

**1**

STORIES

**2**

PARKING

## VALUATION

**\$296K**

\$268K low

\$324K high

Est. Owner Equity

**\$9,811**

Loan-to-Value

**98%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$6,738 (2024) |
| Assessed Value        | \$286,260      |
| Previous Assessed     | \$286,260      |
| Assessor Market Value | \$286,260      |

## 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                         |

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED                 | PRICE    | \$/FT <sup>2</sup> | LOAN   |
|--------------|-------------------|----------------------|----------|--------------------|--------|
| Sep 16, 2024 | Financing         | Venders Lien         |          |                    | \$286K |
| Jan 25, 2021 | Financing         | Venders Lien         |          |                    | \$172K |
| May 5, 2017  | Financing         | Warranty Deed        |          |                    | \$176K |
| Dec 20, 2012 | Financing         | Intrafamily Transfer |          |                    | \$102K |
| Apr 20, 2010 | Financing         | Venders Lien         |          |                    | \$98K  |
| Nov 3, 2009  | Non-arms-length   | Trustees Deed        | \$90,000 | \$62               |        |
| Feb 8, 2006  | Financing         | Venders Lien         |          |                    | \$86K  |
| Apr 13, 2004 | Recorded document | Grant Deed           |          |                    |        |
| May 7, 2002  | Financing         | Grant Deed           |          |                    | \$72K  |

## ASSIGNED SCHOOLS

| SCHOOL                     | LEVEL      | GRADES | DISTANCE |
|----------------------------|------------|--------|----------|
| Herfurth Elementary School | Elementary | KG–5   | 0.5 mi   |
| Rowlett High School        | High       | 9–12   | 2.0 mi   |
| Coyle Middle School        | Middle     | 7–8    | 2.3 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

|                          |                            |                             |                                 |                         |                        |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>50</b><br>CRIME INDEX | <b>97</b><br>AIR POLLUTION | <b>28,677</b><br>POPULATION | <b>\$105K</b><br>MEDIAN IN-COME | <b>65°F</b><br>AVG TEMP | <b>62%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

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