

Single Family Residence **RESIDENTIAL**

## 2113 ROCKBLUFF DR

ROWLETT, TX 75088

**\$314,363** TopHap Estimate · \$239 / ft<sup>2</sup> · confidence 93 · as of Jun 23, 2026



**3**

BEDS

**2**

BATHS

**1,314 ft<sup>2</sup>**

LIVING AREA

**0.17 ac**

LOT SIZE

**1986**

YEAR BUILT

**1**

STORIES

**2**

PARKING

### VALUATION

**\$314K**

\$292K low

\$336K high

Est. Owner Equity

**\$314,363**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$6,956 (2025) |
| Assessed Value        | \$276,830      |
| Previous Assessed     | \$290,250      |
| Assessor Market Value | \$276,830      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | DALLAS                  |
| Lot (acres)   | 0.17                    |
| Construction  | Frame (Unspecified)     |
| Roof          | Composition Shingle     |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Garage        | Garage, Attached        |
| Pool          | Spa/Hot Tub (Only)      |

Deck

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED                  | PRICE | \$/FT² | LOAN   |
|--------------|-------------------|-----------------------|-------|--------|--------|
| Jul 30, 2021 | Financing         | Special Warranty Deed |       |        |        |
| Mar 16, 2020 | Recorded document | Warranty Deed         |       |        |        |
| Aug 13, 2015 | Financing         | Warranty Deed         |       |        | \$108K |
| May 26, 2005 | Financing         | Warranty Deed         |       |        | \$93K  |
| Aug 22, 2000 | Financing         | Grant Deed            |       |        | \$86K  |

## ASSIGNED SCHOOLS

| SCHOOL                     | LEVEL      | GRADES | DISTANCE |
|----------------------------|------------|--------|----------|
| Herfurth Elementary School | Elementary | KG–5   | 0.5 mi   |
| Rowlett High School        | High       | 9–12   | 1.9 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 | <b>Absentee owner</b> |
|-----------|-----------------------|