

Single Family Residence **RESIDENTIAL**

2701 ROUGHLEAF LN

ROWLETT, TX 75089

\$393,600 TopHap Estimate · \$194 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

2

BATHS

2,024 ft²

LIVING AREA

0.19 ac

LOT SIZE

1998

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$394K

\$374K low

\$413K high

Est. Owner Equity

\$237,400

Loan-to-Value

40%

TAX & ASSESSMENT

Property Tax	\$6,740 (2024)
Assessed Value	\$377,550
Previous Assessed	\$377,550
Assessor Market Value	\$377,550

PROPERTY FACTS

Property Type	Single Family Residence
County	Dallas
Lot (acres)	0.19
Construction	Frame (Unspecified)
Foundation	Mat/Raft Foundation (Slab)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Sprinklers

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 22, 2009	Financing	Venders Lien			\$170K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Back Elementary School	Elementary	PK–5	0.3 mi
Coyle Middle School	Middle	7–8	2.0 mi
Rowlett High School	High	9–12	2.1 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 75089

41 CRIME INDEX	97 AIR POLLUTION	31,528 POPULATION	\$109K MEDIAN IN-COME	65°F AVG TEMP	62% SUNSHINE
-------------------	---------------------	----------------------	--------------------------	------------------	-----------------

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

OWNERSHIP

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