

Single Family Residence **RESIDENTIAL**

2706 ROUGHLEAF LN

ROWLETT, TX 75089

\$442,265 TopHap Estimate · \$178 / ft² · confidence 97 · as of Jul 14, 2026



4

BEDS

2

BATHS

2,483 ft²

LIVING AREA

0.19 ac

LOT SIZE

1997

YEAR BUILT

1

STORIES

4

PARKING

VALUATION

\$442K

\$427K low

\$458K high

Est. Owner Equity

\$225,857

Loan-to-Value

48%

TAX & ASSESSMENT

Property Tax	\$7,524 (2024)
Assessed Value	\$444,000
Previous Assessed	\$444,000
Assessor Market Value	\$444,000

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	Mixed
Pool	Yes

Sprinklers

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 9, 2022	Financing	Intrafamily Transfer			\$193K
Jun 21, 2013	Financing	Venders Lien			\$193K
Aug 29, 2000	Financing	Grant Deed			\$37K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Back Elementary School	Elementary	PK–5	0.3 mi
Coyle Middle School	Middle	7–8	1.9 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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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