

Single Family Residence **RESIDENTIAL**

## 2201 RANDAS WAY

ROCKWALL, TX 75087

**\$728,617** TopHap Estimate · \$229 / ft<sup>2</sup> · confidence 96 · as of Jul 14, 2026



**3,180 ft<sup>2</sup>**  
LIVING AREA

**0.24 ac**  
LOT SIZE

**2022**  
YEAR BUILT

**1**  
STORIES

### VALUATION

**\$729K**

\$702K low

\$755K high

Last Sale

**\$651,468 · Nov 22, 2022**

Est. Owner Equity

**\$238,791**

Loan-to-Value

**68%**

## TAX & ASSESSMENT

|                       |                 |
|-----------------------|-----------------|
| Property Tax          | \$10,326 (2025) |
| Assessed Value        | \$750,240       |
| Previous Assessed     | \$620,033       |
| Assessor Market Value | \$750,748       |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | ROCKWALL                |
| Lot (acres)   | 0.24                    |
| Garage        | Garage, Attached        |
| Pool          | No                      |

Porch · 409 ft²

## CLIMATE RISK

**1**  
FLOOD

**55**  
WILDFIRE

**93**  
HEAT

**56**  
STORM

**88**  
DROUGHT

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                  | PRICE | \$/FT² | LOAN   |
|--------------|-----------|-----------------------|-------|--------|--------|
| Nov 18, 2022 | Financing | Venders Lien          |       |        | \$490K |
| Dec 8, 2021  | Financing | Special Warranty Deed |       |        |        |
| Dec 9, 2021  | Financing | Special Warranty Deed |       |        |        |

## ASSIGNED SCHOOLS

| SCHOOL                       | LEVEL      | GRADES | DISTANCE |
|------------------------------|------------|--------|----------|
| J.W. Williams Middle School  | Middle     | 7–8    | 0.6 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

|                          |                            |                             |                                 |                         |                        |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>73</b><br>CRIME INDEX | <b>99</b><br>AIR POLLUTION | <b>54,034</b><br>POPULATION | <b>\$120K</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>Owner occupied</b> |
|-----------|-----------------------|