

Single Family Residence **RESIDENTIAL**

2206 RANDAS WAY

ROCKWALL, TX 75087

\$792,897 TopHap Estimate · \$196 / ft² · confidence 96 · as of Jul 14, 2026



6

BEDS

4.5

BATHS

4,051 ft²

LIVING AREA

0.24 ac

LOT SIZE

2021

YEAR BUILT

1

STORIES

VALUATION

\$793K

\$759K low

\$827K high

Last Sale

\$778,281 · Dec 19, 2022

Est. Owner Equity

\$207,723

Loan-to-Value

72%

TAX & ASSESSMENT

Property Tax	\$10,665 (2025)
Assessed Value	\$841,369
Previous Assessed	\$900,584
Assessor Market Value	\$841,369

PROPERTY FACTS

Property Type	Single Family Residence
County	ROCKWALL
Lot (acres)	0.24
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Patio · 142 ft²

Porch · 62 ft²

CLIMATE RISK

1
FLOOD

54
WILDFIRE

93
HEAT

56
STORM

88
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 30, 2022	Financing	Venders Lien			\$585K
Oct 20, 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	3.8 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

73 CRIME INDEX	99 AIR POLLUTION	54,034 POPULATION	\$120K 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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