

Single Family Residence **RESIDENTIAL**

2242 RANDAS WAY

ROCKWALL, TX 75087

\$704,191 TopHap Estimate · \$222 / ft² · confidence 97 · as of Jul 14, 2026



3,166 ft²
LIVING AREA

0.23 ac
LOT SIZE

2022
YEAR BUILT

1
STORIES

VALUATION

\$704K

\$682K low

\$727K high

Last Sale

\$701,500 · Jan 3, 2023

Est. Owner Equity

\$142,979

Loan-to-Value

79%

TAX & ASSESSMENT

Property Tax	\$10,362 (2025)
Assessed Value	\$752,545
Previous Assessed	\$843,939
Assessor Market Value	\$752,545

PROPERTY FACTS

Property Type	Single Family Residence
County	ROCKWALL
Lot (acres)	0.23
Garage	Garage, Attached
Pool	No

Patio · 210 ft²

Porch · 20 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
Jul 3, 2025	Financing	Intrafamily Transfer			
Dec 4, 2022	Financing	Venders Lien			\$561K
Dec 9, 2021	Financing	Special Warranty Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
J.W. Williams Middle School	Middle	7–8	0.5 mi
Celia Hays Elementary School	Elementary	PK–6	0.9 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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