

Single Family Residence **RESIDENTIAL**

2226 RANDAS WAY

ROCKWALL, TX 75087

\$934,900 TopHap Estimate · \$231 / ft² · confidence 93 · as of Jul 14, 2026



4

BEDS

3

BATHS

4,054 ft²

LIVING AREA

0.21 ac

LOT SIZE

2021

YEAR BUILT

1

STORIES

VALUATION

\$935K

\$874K low

\$996K high

Last Sale

\$685,300 · Nov 3, 2021

Est. Owner Equity

\$306,650

Loan-to-Value

67%

TAX & ASSESSMENT

Property Tax	\$13,076 (2025)
Assessed Value	\$830,006
Previous Assessed	\$888,720
Assessor Market Value	\$830,006

PROPERTY FACTS

Property Type	Single Family Residence
County	ROCKWALL
Lot (acres)	0.21
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Porch · 265 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
Oct 29, 2021	Financing	Venders Lien			\$548K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
J.W. Williams Middle School	Middle	7–8	0.5 mi
Celia Hays Elementary School	Elementary	PK–6	0.8 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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