

Duplex (2 Units, Any Combination) RESIDENTIAL

7400 RUTGERS CIR  
ROWLETT, TX 75088



6  
BEDS

4  
BATHS

2,887 ft<sup>2</sup>  
LIVING AREA

0.14 ac  
LOT SIZE

1985  
YEAR BUILT

2  
STORIES

2  
PARKING

TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$9,714 (2024) |
| Assessed Value        | \$409,550      |
| Previous Assessed     | \$416,000      |
| Assessor Market Value | \$409,550      |

PROPERTY FACTS

|               |                                   |
|---------------|-----------------------------------|
| Property Type | Duplex (2 Units, Any Combination) |
| County        | Dallas                            |
| Lot (acres)   | 0.14                              |

|              |                            |
|--------------|----------------------------|
| Construction | Frame (Unspecified)        |
| Foundation   | Mat/Raft Foundation (Slab) |
| Roof         | Composition Shingle        |
| Heating      | Central                    |
| Cooling      | Central                    |
| Fireplace    | Yes                        |
| Garage       | Garage, Attached           |
| Pool         | No                         |

Sprinklers

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED                | PRICE | \$/FT <sup>2</sup> | LOAN   |
|--------------|-------------------|---------------------|-------|--------------------|--------|
| Jul 9, 2020  | Financing         | Venders Lien        |       |                    | \$190K |
| Aug 21, 2013 | Financing         | Warranty Deed       |       |                    | \$118K |
| Nov 21, 2012 | Quitclaim         | Quit Claim Transfer |       |                    |        |
| Aug 8, 2010  | Quitclaim         | Quit Claim Transfer |       |                    |        |
| Sep 28, 2007 | Recorded document | Warranty Deed       |       |                    |        |

## ASSIGNED SCHOOLS

| SCHOOL                     | LEVEL      | GRADES | DISTANCE |
|----------------------------|------------|--------|----------|
| Herfurth Elementary School | Elementary | KG–5   | 0.2 mi   |
| Rowlett High School        | High       | 9–12   | 1.6 mi   |
| Coyle Middle School        | Middle     | 7–8    | 2.0 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 75088

|                          |                            |                             |                                 |                         |                        |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>50</b><br>CRIME INDEX | <b>97</b><br>AIR POLLUTION | <b>28,677</b><br>POPULATION | <b>\$105K</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>Absentee owner</b> |
|-----------|-----------------------|