

Single Family Residence **RESIDENTIAL**

# 4218 RUNNING BROOK DR

ROWLETT, TX 75088

**\$1,398,177** TopHap Estimate · \$229 / ft<sup>2</sup> · confidence 96 · as of Jul 14, 2026



**6**

BEDS

**6**

BATHS

**6,096 ft<sup>2</sup>**

LIVING AREA

**0.51 ac**

LOT SIZE

**1996**

YEAR BUILT

**2**

STORIES

**4**

PARKING

## VALUATION

**\$1.4M**

\$1.3M low

\$1.5M high

Est. Owner Equity

**\$991,177**

Loan-to-Value

**29%**

## TAX & ASSESSMENT

|                       |                 |
|-----------------------|-----------------|
| Property Tax          | \$21,047 (2024) |
| Assessed Value        | \$922,390       |
| Previous Assessed     | \$1,040,000     |
| Assessor Market Value | \$922,390       |

## PROPERTY FACTS

|               |                            |
|---------------|----------------------------|
| Property Type | Single Family Residence    |
| County        | Dallas                     |
| Lot (acres)   | 0.52                       |
| Construction  | Frame (Unspecified)        |
| Foundation    | Mat/Raft Foundation (Slab) |
| Roof          | Composition Shingle        |
| Heating       | Central                    |
| Cooling       | Central                    |
| Fireplace     | Yes                        |
| Garage        | Garage, Attached           |
| Pool          | Yes                        |

Deck

Wet bar

## CLIMATE RISK

|            |               |            |             |               |
|------------|---------------|------------|-------------|---------------|
| 1<br>FLOOD | 1<br>WILDFIRE | 94<br>HEAT | 57<br>STORM | 88<br>DROUGHT |
|------------|---------------|------------|-------------|---------------|

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED                 | PRICE | \$/FT² | LOAN   |
|--------------|-------------------|----------------------|-------|--------|--------|
| Nov 24, 2021 | Financing         | Intrafamily Transfer |       |        | \$407K |
| May 11, 2016 | Recorded document | Warranty Deed        |       |        |        |
| Sep 27, 2007 | Financing         | Warranty Deed        |       |        | \$725K |

## ASSIGNED SCHOOLS

| SCHOOL                          | LEVEL      | GRADES | DISTANCE |
|---------------------------------|------------|--------|----------|
| Stephens Elementary School      | Elementary | PK–5   | 1.3 mi   |
| Coyle Middle School             | Middle     | 7–8    | 1.6 mi   |
| Lakeview Centennial High School | High       | 9–12   | 1.7 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 | Owner occupied |
|-----------|----------------|