

Single Family Residence **RESIDENTIAL**

# 4305 RUNNING BROOK DR

ROWLETT, TX 75088

**\$603,053** TopHap Estimate · \$169 / ft<sup>2</sup> · confidence 93 · as of Jul 14, 2026



**5**  
BEDS

**4**  
BATHS

**3,568 ft<sup>2</sup>**  
LIVING AREA

**0.27 ac**  
LOT SIZE

**1998**  
YEAR BUILT

**2**  
STORIES

**2**  
PARKING

## VALUATION

**\$603K**

\$563K low

\$643K high

Est. Owner Equity

**\$387,253**

Loan-to-Value

**36%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$7,463 (2024) |
| Assessed Value        | \$502,380      |
| Previous Assessed     | \$574,660      |
| Assessor Market Value | \$502,380      |

## PROPERTY FACTS

|               |                            |
|---------------|----------------------------|
| Property Type | Single Family Residence    |
| County        | Dallas                     |
| Lot (acres)   | 0.27                       |
| 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     | \$/FT² | LOAN   |
|--------------|------------------|------------------------------------|-----------|--------|--------|
| Apr 9, 2025  | Financing        | Affidavit Of Death Of Joint Tenant |           |        |        |
| Nov 17, 2023 | Financing        | Transfer On Death Deed             |           |        |        |
| Mar 5, 2013  | Foreclosure sale | Trustees Deed                      | \$230,799 | \$65   |        |
| Sep 26, 2007 | Resale           | Venders Lien                       | \$6,000   | \$2    | \$270K |

## ASSIGNED SCHOOLS

| SCHOOL                     | LEVEL      | GRADES | DISTANCE |
|----------------------------|------------|--------|----------|
| Stephens Elementary School | Elementary | PK–5   | 1.2 mi   |
| Coyle Middle School        | Middle     | 7–8    | 1.6 mi   |
| Rowlett 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 | <b>Owner occupied</b> |
|-----------|-----------------------|