

Duplex (2 Units, Any Combination) RESIDENTIAL

7404 RUTGERS CIR
ROWLETT, TX 75088



6 BEDS	6 BATHS	2,710 ft ² LIVING AREA	0.2 ac LOT SIZE
1985 YEAR BUILT	2 STORIES	1 PARKING	

TAX & ASSESSMENT

Property Tax	\$10,394 (2024)
Assessed Value	\$410,000
Previous Assessed	\$445,290
Assessor Market Value	\$410,000

PROPERTY FACTS

Property Type	Duplex (2 Units, Any Combination)
County	Dallas
Lot (acres)	0.20

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 ²	LOAN
May 31, 2017	Quitclaim	Quit Claim Transfer			\$13M
May 12, 2017	Financing	Warranty Deed			\$314K
Jul 26, 2016	Financing	Warranty Deed			\$161K
Apr 30, 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

50 CRIME INDEX	97 AIR POLLUTION	28,677 POPULATION	\$105K MEDIAN IN- COME	65°F AVG TEMP	62% SUNSHINE
--------------------------	----------------------------	-----------------------------	-------------------------------------	-------------------------	------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
-----------	-----------------------