

Single Family Residence **RESIDENTIAL**

## 2306 ROSSER CT

ROWLETT, TX 75088

**\$539,249** TopHap Estimate · \$159 / ft<sup>2</sup> · confidence 96 · as of Jul 14, 2026



**5**  
BEDS

**3.5**  
BATHS

**3,396 ft<sup>2</sup>**  
LIVING AREA

**0.23 ac**  
LOT SIZE

**1996**  
YEAR BUILT

**1**  
STORIES

**2**  
PARKING

### VALUATION

**\$539K**

\$517K low

\$562K high

Last Sale

**\$495,000 · Oct 5, 2021**

Est. Owner Equity

**\$539,249**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$9,852 (2025) |
| Assessed Value        | \$535,746      |
| Previous Assessed     | \$476,377      |
| Assessor Market Value | \$535,746      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | ROCKWALL                |
| Lot (acres)   | 0.23                    |
| Roof          | Composition Shingle     |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Garage        | Garage, Attached        |
| Pool          | No                      |

Patio · 102 ft²

Porch · 142 ft²

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED          | PRICE     | \$/FT² | LOAN   |
|--------------|-------------------|---------------|-----------|--------|--------|
| Sep 30, 2021 | Financing         | Venders Lien  |           |        | \$396K |
| May 1, 2019  | Financing         | Warranty Deed |           |        | \$35K  |
| Jul 3, 2018  | Non-arms-length   | Trustees Deed | \$202,000 | \$59   |        |
| Oct 20, 2003 | Recorded document | Warranty Deed |           |        |        |

## ASSIGNED SCHOOLS

| SCHOOL                                      | LEVEL      | GRADES | DISTANCE |
|---------------------------------------------|------------|--------|----------|
| Doris Cullins-Lake Pointe Elementary School | Elementary | PK–6   | 1.9 mi   |
| Rockwall High School                        | High       | 10–12  | 3.7 mi   |
| J.W. Williams Middle School                 | Middle     | 7–8    | 6.6 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 75088

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

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

| OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|