

Duplex (2 Units, Any Combination) **RESIDENTIAL**

2808 RUTGERS CIR

ROWLETT, TX 75088



2

BEDS

2

BATHS

1,526 ft²

LIVING AREA

2,881 ft²

LOT SIZE

1985

YEAR BUILT

1

STORIES

TAX & ASSESSMENT

Property Tax	\$6,197 (2025)
Assessed Value	\$246,610
Previous Assessed	\$246,610
Assessor Market Value	\$246,610

PROPERTY FACTS

Property Type	Duplex (2 Units, Any Combination)
Style	Duplex Single
County	DALLAS

Lot (acres)	0.07
Construction	Frame (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

CLIMATE RISK

1 FLOOD	27 WILDFIRE	94 HEAT	57 STORM	88 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 18, 2018	Quitclaim	Quit Claim Transfer			
Mar 2, 2007	Recorded document	Grant Deed			
Aug 1, 2006	Non-arms-length	Trustees Deed	\$100,183	\$66	
May 3, 2005	Financing	Warranty Deed			\$94K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Herfurth Elementary School	Elementary	KG–5	0.1 mi
Rowlett High School	High	9–12	1.7 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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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