

Single Family Residence **RESIDENTIAL**

2306 ROCKBLUFF CT

ROWLETT, TX 75088

\$262,590 TopHap Estimate · \$197 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,331 ft²

LIVING AREA

0.24 ac

LOT SIZE

1985

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$263K

\$243K low

\$282K high

Est. Owner Equity

\$153,590

Loan-to-Value

42%

TAX & ASSESSMENT

Property Tax	\$4,885 (2024)
Assessed Value	\$276,850
Previous Assessed	\$276,850
Assessor Market Value	\$276,850

PROPERTY FACTS

Property Type	Single Family Residence
County	Dallas
Lot (acres)	0.24
Construction	Frame (Unspecified)
Foundation	Mat/Raft Foundation (Slab)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	Yes

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jan 2, 2002	Financing	Grant Deed			\$108K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Herfurth Elementary School	Elementary	KG–5	0.5 mi
Rowlett High School	High	9–12	1.9 mi
Coyle Middle School	Middle	7–8	2.2 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	Owner occupied
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