

Single Family Residence **RESIDENTIAL**

2806 ROUGHLEAF LN

ROWLETT, TX 75089

\$387,741 TopHap Estimate · \$176 / ft² · confidence 93 · as of Jul 14, 2026



4
BEDS

2
BATHS

2,199 ft²
LIVING AREA

0.19 ac
LOT SIZE

1997
YEAR BUILT

1
STORIES

2
PARKING

VALUATION

\$388K

\$360K low

\$415K high

Est. Owner Equity

\$23,365

Loan-to-Value

93%

TAX & ASSESSMENT

Property Tax	\$6,192 (2024)
Assessed Value	\$417,810
Previous Assessed	\$417,810
Assessor Market Value	\$417,810

PROPERTY FACTS

Property Type	Single Family Residence
County	Dallas
Lot (acres)	0.19
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
Aug 29, 2024	Financing	Venders Lien			\$364K
Jun 6, 2024	Financing	Agreement Of Sale			\$180K
Jul 3, 2013	Financing	Warranty Deed			\$153K
Mar 13, 2001	Financing	Grant Deed			\$105K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Back Elementary School	Elementary	PK-5	0.2 mi
Coyle Middle School	Middle	7-8	2.0 mi
Rowlett High School	High	9-12	2.1 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 75089

41 CRIME INDEX	97 AIR POLLUTION	31,528 POPULATION	\$109K 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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