

Single Family Residence **RESIDENTIAL**

2602 ROUGHLEAF LN

ROWLETT, TX 75089

\$444,857 TopHap Estimate · \$142 / ft² · confidence 96 · as of Jul 14, 2026



3
BEDS

3
BATHS

3,134 ft²
LIVING AREA

0.19 ac
LOT SIZE

1999
YEAR BUILT

2
STORIES

2
PARKING

VALUATION

\$445K

\$428K low

\$462K high

Est. Owner Equity

\$188,057

Loan-to-Value

58%

TAX & ASSESSMENT

Property Tax	\$7,594 (2024)
Assessed Value	\$443,530
Previous Assessed	\$443,530
Assessor Market Value	\$443,530

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
Jul 28, 2014	Financing	Venders Lien			\$226K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Back Elementary School	Elementary	PK–5	0.3 mi
Coyle Middle School	Middle	7–8	1.9 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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