

Single Family Residence **RESIDENTIAL**

# 4301 RUNNING BROOK DR

ROWLETT, TX 75088

**\$506,882** TopHap Estimate · \$178 / ft<sup>2</sup> · confidence 96 · as of Jul 14, 2026



**4**

BEDS

**3.5**

BATHS

**2,843 ft<sup>2</sup>**

LIVING AREA

**0.27 ac**

LOT SIZE

**1997**

YEAR BUILT

**2**

STORIES

**2**

PARKING

## VALUATION

**\$507K**

\$485K low

\$529K high

Last Sale

**\$3,500,000 · Mar 22, 2006**

Est. Owner Equity

**\$33,582**

Loan-to-Value

**91%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$5,101 (2025) |
| Assessed Value        | \$498,230      |
| Previous Assessed     | \$564,960      |
| Assessor Market Value | \$498,230      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | DALLAS                  |
| Lot (acres)   | 0.27                    |
| Construction  | Frame (Unspecified)     |
| Roof          | Composition Shingle     |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Garage        | Garage, Attached        |
| Pool          | Pool W/Hot Tub/Spa      |

## CLIMATE RISK

|                   |                      |                   |                    |                      |
|-------------------|----------------------|-------------------|--------------------|----------------------|
| <b>1</b><br>FLOOD | <b>1</b><br>WILDFIRE | <b>94</b><br>HEAT | <b>57</b><br>STORM | <b>88</b><br>DROUGHT |
|-------------------|----------------------|-------------------|--------------------|----------------------|

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED          | PRICE | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|---------------|-------|--------------------|--------|
| Mar 29, 2016 | Financing | Trustees Deed |       |                    | \$60K  |
| Dec 28, 2005 | Financing | Warranty Deed |       |                    | \$229K |

## ASSIGNED SCHOOLS

| SCHOOL                          | LEVEL      | GRADES | DISTANCE |
|---------------------------------|------------|--------|----------|
| Stephens Elementary School      | Elementary | PK–5   | 1.2 mi   |
| Coyle Middle School             | Middle     | 7–8    | 1.6 mi   |
| Lakeview Centennial High School | High       | 9–12   | 1.7 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

|                                      |                                        |                                         |                                             |                                     |                                    |
|--------------------------------------|----------------------------------------|-----------------------------------------|---------------------------------------------|-------------------------------------|------------------------------------|
| <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 |
|-----------|----------------|