

Single Family Residence **RESIDENTIAL**

2709 ROUGHLEAF LN

ROWLETT, TX 75089

\$414,648 TopHap Estimate · \$188 / ft² · confidence 97 · as of Jul 14, 2026



4

BEDS

2

BATHS

2,200 ft²

LIVING AREA

0.19 ac

LOT SIZE

1998

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$415K

\$402K low

\$428K high

Est. Owner Equity

\$28,098

Loan-to-Value

94%

TAX & ASSESSMENT

Property Tax	\$8,328 (2024)
Assessed Value	\$419,090
Previous Assessed	\$419,090
Assessor Market Value	\$419,090

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
Feb 24, 2023	Financing	Venders Lien			\$387K
Aug 15, 2022	Financing	Warranty Deed			\$272K
Aug 15, 2022	Financing	Warranty Deed			
Aug 15, 2022	Financing	Affidavit Of Death Of Joint Tenant			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Back Elementary School	Elementary	PK–5	0.3 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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