

Single Family Residence

RESIDENTIAL

4016 RIVER ROCK AVE

CELINA, TX 75009

\$456,153 TopHap Estimate · \$216 / ft² · confidence 90 · as of Jul 14, 2026

4

BEDS

2

BATHS

2,107 ft²

LIVING AREA

2025

YEAR BUILT

1

STORIES

VALUATION

\$456K

\$412K low

\$500K high

Est. Owner Equity

\$92,312

Loan-to-Value

89%

TAX & ASSESSMENT

Assessed Value

\$74,100

Assessor Market Value

\$74,100

PROPERTY FACTS

Property Type	Single Family Residence
County	Collin

CLIMATE RISK

33 FLOOD	59 WILDFIRE	92 HEAT	52 STORM	74 DROUGHT
-------------	----------------	------------	-------------	---------------

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jun 16, 2025	Financing	Venders Lien			\$364K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Celina High School	High	9–12	0.7 mi
Jerry and Linda Moore Middle School	Middle	7–8	1.7 mi
Bobby Ray and Afton Martin Elementary School	Elementary	KG–4	1.8 mi

District: Celina 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 75009

56 CRIME INDEX	106 AIR POLLUTION	22,147 POPULATION	\$138K MEDIAN IN-COME	64°F AVG TEMP	62% SUNSHINE
-------------------	----------------------	----------------------	--------------------------	------------------	-----------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy

Owner occupied