

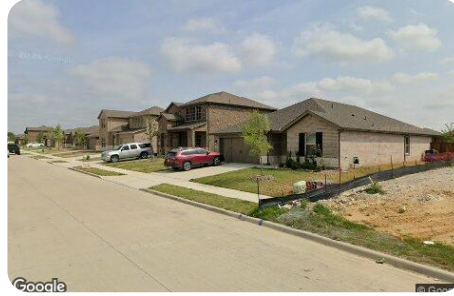
Residential (General/Single)

RESIDENTIAL

3917 RIVER ROCK AVE

CELINA, TX 75009

\$382,679 TopHap Estimate · confidence 87 · as of Jul 14, 2026



VALUATION

\$383K

\$333K low

\$432K high

Est. Owner Equity

\$382,679

TAX & ASSESSMENT

Property Tax	\$4,970 (2025)
Assessed Value	\$63,000
Assessor Market Value	\$63,000

PROPERTY FACTS

Property Type	Residential (General/Single)
County	COLLIN
Pool	No

CLIMATE RISK

33 FLOOD	59 WILDFIRE	92 HEAT	52 STORM	74 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 5, 2026	Financing	Special Warranty Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Celina High School	High	9–12	0.7 mi
Jerry and Linda Moore Middle School	Middle	7–8	1.6 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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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