

Single Family Residence

RESIDENTIAL

3012 ROCK ROSE DR

CELINA, TX 75009

\$552,000 TopHap Estimate · \$198 / ft² · confidence 85 · as of Jun 23, 2026

4

BEDS

4

BATHS

2,786 ft²

LIVING AREA

0.17 ac

LOT SIZE

2025

YEAR BUILT

1

STORIES

VALUATION

\$552K

\$469K low

\$635K high

Est. Owner Equity

\$250,000

Loan-to-Value

55%

TAX & ASSESSMENT

Assessed Value

\$94,500

Previous Assessed

\$94,500

Assessor Market Value

\$94,500

PROPERTY FACTS

Property Type	Single Family Residence
County	Collin
Lot (acres)	0.17

CLIMATE RISK

10 FLOOD	54 WILDFIRE	92 HEAT	53 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
Dec 5, 2025	Financing	Venders Lien			\$302K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Marcy B. Lykins Elementary School	Elementary	KG–4	3.0 mi
Jerry and Linda Moore Middle School	Middle	7–8	3.3 mi
Celina High School	High	9–12	4.3 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	Owner occupied
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