

Residential (General/Single)

**RESIDENTIAL**

# 3916 RIVER ROCK AVE

CELINA, TX 75009

**\$208,364** TopHap Estimate · \$100 / ft<sup>2</sup> · confidence 85 · as of Jun 23, 2026



**2,091 ft<sup>2</sup>**  
LIVING AREA

**2024**  
YEAR BUILT

**1**  
STORIES

## VALUATION

**\$208K**

\$177K low

\$240K high

Last Sale

**\$439,229 · Mar 31, 2025**

Est. Owner Equity

**\$0**

Loan-to-Value

**153%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$7,858 (2025) |
| Assessed Value        | \$206,224      |
| Assessor Market Value | \$206,224      |

## PROPERTY FACTS

|               |                              |
|---------------|------------------------------|
| Property Type | Residential (General/Single) |
| County        | COLLIN                       |
| Construction  | Wood (Unspecified)           |
| Heating       | Central                      |
| Cooling       | Central                      |
| Garage        | Garage, Attached             |
| Pool          | No                           |

## CLIMATE RISK

**41**  
FLOOD

**58**  
WILDFIRE

**92**  
HEAT

**52**  
STORM

**74**  
DROUGHT

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

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED         | PRICE | \$/FT² | LOAN   |
|--------------|-----------|--------------|-------|--------|--------|
| May 6, 2026  | Financing | Mortgage     |       |        | \$319K |
| Mar 28, 2025 | Financing | Venders Lien |       |        | \$330K |

## 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

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

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

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Absentee owner</b> |
|-----------|-----------------------|