

Single Family Residence **RESIDENTIAL**

# 19097 RIVER ROCK DR

FLINT, TX 75762

**\$252,894** TopHap Estimate · \$189 / ft<sup>2</sup> · confidence 94 · as of Jul 14, 2026



**3**  
BEDS

**2**  
BATHS

**1,337 ft<sup>2</sup>**  
LIVING AREA

**0.2 ac**  
LOT SIZE

**2012**  
YEAR BUILT

**1**  
STORIES

**2**  
PARKING

## VALUATION

**\$253K**

\$239K low

\$267K high

Est. Owner Equity

**\$12,334**

Loan-to-Value

**100%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$2,767 (2024) |
| Assessed Value        | \$239,690      |
| Previous Assessed     | \$251,042      |
| Assessor Market Value | \$239,690      |

## PROPERTY FACTS

|               |                            |
|---------------|----------------------------|
| Property Type | Single Family Residence    |
| County        | Smith                      |
| Lot (acres)   | 0.20                       |
| Foundation    | Mat/Raft Foundation (Slab) |
| Roof          | Composition Shingle        |
| Heating       | Central                    |
| Cooling       | Central                    |
| Fireplace     | Yes                        |
| Pool          | No                         |

Porch · 145 ft²

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED          | PRICE | \$/FT² | LOAN   |
|--------------|-------------------|---------------|-------|--------|--------|
| May 4, 2022  | Financing         | Venders Lien  |       |        | \$241K |
| Jul 7, 2016  | Recorded document | Warranty Deed |       |        |        |
| Jan 26, 2015 | Financing         | Warranty Deed |       |        | \$130K |
| Jan 3, 2012  | Financing         | Venders Lien  |       |        | \$122K |
| Jul 20, 2006 | Recorded document | Grant Deed    |       |        |        |

## ASSIGNED SCHOOLS

| SCHOOL                    | LEVEL      | GRADES | DISTANCE |
|---------------------------|------------|--------|----------|
| Owens Elementary School   | Elementary | PK–5   | 2.2 mi   |
| Three Lakes Middle School | Middle     | 6–8    | 4.9 mi   |
| Legacy High School        | High       | 9–12   | 7.8 mi   |

District: Tyler 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 75762

|                          |                            |                             |                                |                         |                        |
|--------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>75</b><br>CRIME INDEX | <b>91</b><br>AIR POLLUTION | <b>14,473</b><br>POPULATION | <b>\$83K</b><br>MEDIAN IN-COME | <b>65°F</b><br>AVG TEMP | <b>62%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|