

Single Family Residence **RESIDENTIAL**

# 109 RIVER ROCK CT

POOLVILLE, TX 76487

**\$620,995** TopHap Estimate · \$304 / ft<sup>2</sup> · confidence 94 · as of Jul 14, 2026



**2,045 ft<sup>2</sup>**  
LIVING AREA

**4.98 ac**  
LOT SIZE

**2005**  
YEAR BUILT

**1**  
STORIES

**2**  
PARKING

## VALUATION

**\$621K**

\$583K low

\$659K high

Est. Owner Equity

**\$409,060**

Loan-to-Value

**32%**

## TAX & ASSESSMENT

|                       |           |
|-----------------------|-----------|
| Assessed Value        | \$608,200 |
| Previous Assessed     | \$596,140 |
| Assessor Market Value | \$608,200 |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | Parker                  |
| Lot (acres)   | 4.98                    |
| Heating       | None                    |
| Garage        | Garage, Attached        |
| Pool          | Yes                     |

Porch · 330 ft²

## CLIMATE RISK

**1**  
FLOOD

**84**  
WILDFIRE

**94**  
HEAT

**48**  
STORM

**50**  
DROUGHT

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                | PRICE | \$/FT² | LOAN   |
|--------------|-----------|---------------------|-------|--------|--------|
| Dec 26, 2016 | Quitclaim | Quit Claim Transfer |       |        |        |
| Feb 6, 2011  | Financing | Warranty Deed       |       |        | \$247K |
| Oct 24, 2005 | Financing | Grant Deed          |       |        | \$202K |

## ASSIGNED SCHOOLS

| SCHOOL                    | LEVEL      | GRADES | DISTANCE |
|---------------------------|------------|--------|----------|
| Peaster Junir High School | Middle     | 7–8    | 4.5 mi   |
| Peaster High School       | High       | 9–12   | 4.6 mi   |
| Peaster Elementary School | Elementary | PK–3   | 4.7 mi   |

District: Peaster 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 76487

|                                       |                                         |                                        |                                            |                                     |                                    |
|---------------------------------------|-----------------------------------------|----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|
| <div>135</div> <div>CRIME INDEX</div> | <div>101</div> <div>AIR POLLUTION</div> | <div>5,244</div> <div>POPULATION</div> | <div>\$75K</div> <div>MEDIAN IN-COME</div> | <div>64°F</div> <div>AVG TEMP</div> | <div>63%</div> <div>SUNSHINE</div> |
|---------------------------------------|-----------------------------------------|----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|

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

OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|