

Single Family Residence **RESIDENTIAL**

# 1027 RIVER ROCK WAY

CARROLLTON, TX 75010

**\$676,587** TopHap Estimate · \$246 / ft<sup>2</sup> · confidence 94 · as of Jul 14, 2026



**3**

BEDS

**3**

BATHS

**2,752 ft<sup>2</sup>**

LIVING AREA

**0.14 ac**

LOT SIZE

**2015**

YEAR BUILT

**2**

STORIES

**1**

PARKING

## VALUATION

**\$677K**

\$635K low

\$719K high

Est. Owner Equity

**\$379,197**

Loan-to-Value

**44%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$8,944 (2024) |
| Assessed Value        | \$620,745      |
| Previous Assessed     | \$580,000      |
| Assessor Market Value | \$620,745      |

## PROPERTY FACTS

|               |                            |
|---------------|----------------------------|
| Property Type | Single Family Residence    |
| County        | Denton                     |
| Lot (acres)   | 0.14                       |
| Construction  | Brick                      |
| Foundation    | Mat/Raft Foundation (Slab) |
| Roof          | Composition Shingle        |
| Heating       | Central                    |
| Cooling       | Central                    |
| Fireplace     | Yes                        |
| Garage        | Garage, Attached           |
| Pool          | No                         |

Porch · 35 ft²

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED         | PRICE | \$/FT² | LOAN   |
|--------------|-----------|--------------|-------|--------|--------|
| Feb 29, 2016 | Financing | Venders Lien |       |        | \$362K |

## ASSIGNED SCHOOLS

| SCHOOL                         | LEVEL      | GRADES | DISTANCE |
|--------------------------------|------------|--------|----------|
| Killian Middle School          | Middle     | 6–8    | 1.1 mi   |
| Independence Elementary School | Elementary | PK–5   | 1.1 mi   |
| Hebron High School             | High       | 10–12  | 3.5 mi   |

District: Lewisville 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 75010

|                          |                             |                             |                                 |                         |                        |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>76</b><br>CRIME INDEX | <b>107</b><br>AIR POLLUTION | <b>39,728</b><br>POPULATION | <b>\$107K</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> |
|-----------|-----------------------|