

Single Family Residence **RESIDENTIAL**

1020 RIVER ROCK WAY

CARROLLTON, TX 75010

\$775,500 TopHap Estimate · \$238 / ft² · confidence 94 · as of Jun 23, 2026



4
BEDS

4
BATHS

3,262 ft²
LIVING AREA

0.14 ac
LOT SIZE

2015
YEAR BUILT

2
STORIES

2
PARKING

VALUATION

\$776K

\$729K low

\$822K high

Est. Owner Equity

\$423,500

Loan-to-Value

45%

TAX & ASSESSMENT

Property Tax	\$12,622 (2024)
Assessed Value	\$699,807
Previous Assessed	\$684,337
Assessor Market Value	\$699,807

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 · 125 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 29, 2016	Financing	Venders Lien			\$352K

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

76 CRIME INDEX	107 AIR POLLUTION	39,728 POPULATION	\$107K MEDIAN IN-COME	65°F AVG TEMP	62% SUNSHINE
-------------------	----------------------	----------------------	--------------------------	------------------	-----------------

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

OWNERSHIP

Occupancy	Absentee owner
-----------	----------------