

Single Family Residence **RESIDENTIAL**

1040 RIVER ROCK WAY

CARROLLTON, TX 75010

\$784,466 TopHap Estimate · \$212 / ft² · confidence 94 · as of Jul 14, 2026



3
BEDS

2
BATHS

3,700 ft²
LIVING AREA

0.14 ac
LOT SIZE

2019
YEAR BUILT

2
STORIES

1
PARKING

VALUATION

\$784K

\$735K low

\$834K high

Est. Owner Equity

\$0

Loan-to-Value

107%

TAX & ASSESSMENT

Property Tax	\$11,685 (2024)
Assessed Value	\$750,000
Previous Assessed	\$738,000
Assessor Market Value	\$750,000

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 · 54 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 12, 2019	Financing	Grant Deed			\$484K
Oct 18, 2018	Financing	Loan Modification			\$35M
Mar 21, 2016	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Independence Elementary School	Elementary	PK–5	1.1 mi
Killian Middle School	Middle	6–8	1.1 mi
Hebron High School	High	10–12	3.6 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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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