

Single Family Residence

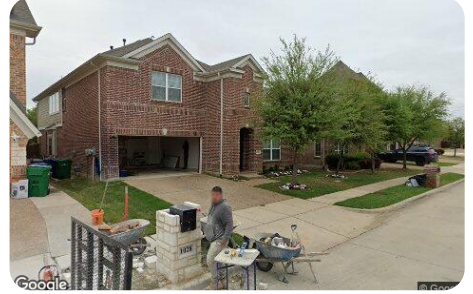
**RESIDENTIAL**

# 1028 RIVER ROCK WAY

CARROLLTON, TX 75010

**\$851,567**

TopHap Estimate · \$207 / ft<sup>2</sup> · confidence 95 · as of Jul 14, 2026



**4**

BEDS

**4**

BATHS

**4,106 ft<sup>2</sup>**

LIVING AREA

**0.14 ac**

LOT SIZE

**2016**

YEAR BUILT

**2**

STORIES

**2**

PARKING

## VALUATION

**\$852K**

\$813K low

\$891K high

Est. Owner Equity

**\$292,373**

Loan-to-Value

**66%**

## TAX & ASSESSMENT

|                       |                 |
|-----------------------|-----------------|
| Property Tax          | \$12,599 (2024) |
| Assessed Value        | \$818,952       |
| Previous Assessed     | \$790,714       |
| Assessor Market Value | \$818,952       |

## 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 · 23 ft²

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                | PRICE | \$/FT² | LOAN   |
|--------------|-----------|---------------------|-------|--------|--------|
| Sep 1, 2017  | Financing | Venders Lien        |       |        | \$135K |
| Sep 16, 2016 | Quitclaim | Quit Claim Transfer |       |        |        |

## 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  | 3.6 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

|                          |                             |                             |                                 |                         |                        |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <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> |
|-----------|-----------------------|