

Single Family Residence

RESIDENTIAL

1044 RIVER ROCK WAY

CARROLLTON, TX 75010

\$913,287 TopHap Estimate · \$237 / ft² · confidence 96 · as of Jul 14, 2026



5

BEDS

4

BATHS

3,860 ft²

LIVING AREA

0.17 ac

LOT SIZE

2015

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$913K

\$873K low

\$954K high

Est. Owner Equity

\$553,287

Loan-to-Value

40%

TAX & ASSESSMENT

Property Tax	\$6,159 (2024)
Assessed Value	\$820,134
Previous Assessed	\$820,134
Assessor Market Value	\$820,134

PROPERTY FACTS

Property Type	Single Family Residence
County	Denton
Lot (acres)	0.17
Construction	Brick
Foundation	Mat/Raft Foundation (Slab)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Porch · 134 ft²

Outdoor kitchen

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 1, 2025	Financing	Intrafamily Transfer			
Jan 12, 2023	Financing	Intrafamily Transfer			
Jul 25, 2019	Financing	Grant Deed			\$360K

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
--------------------------------------	---	---	---	-------------------------------------	------------------------------------

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

| OWNERSHIP

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