

Single Family Residence **RESIDENTIAL**

1039 RIVER ROCK WAY

CARROLLTON, TX 75010

\$704,651 TopHap Estimate · \$252 / ft² · confidence 93 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,793 ft²

LIVING AREA

0.14 ac

LOT SIZE

2015

YEAR BUILT

2

STORIES

1

PARKING

VALUATION

\$705K

\$652K low

\$757K high

Est. Owner Equity

\$0

Loan-to-Value

137%

TAX & ASSESSMENT

Property Tax	\$5,944 (2024)
Assessed Value	\$647,697
Previous Assessed	\$630,042
Assessor Market Value	\$647,697

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 · 327 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 5, 2023	Financing	Intrafamily Transfer			
Apr 20, 2016	Financing	Loan 1 (Only) Is A Reverse Mortgage			\$684K

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

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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