

Single Family Residence

RESIDENTIAL

1031 RIVER ROCK WAY

CARROLLTON, TX 75010

\$736,000

TopHap Estimate · \$222 / ft² · confidence 94 · as of Jun 23, 2026



4

BEDS

4

BATHS

3,319 ft²

LIVING AREA

0.14 ac

LOT SIZE

2015

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$736K

\$692K low

\$780K high

Est. Owner Equity

\$384,729

Loan-to-Value

48%

TAX & ASSESSMENT

Property Tax	\$12,796 (2024)
Assessed Value	\$705,983
Previous Assessed	\$693,760
Assessor Market Value	\$705,983

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 · 28 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jan 29, 2016	Financing	Venders Lien			\$351K

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

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

OWNERSHIP

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