

Single Family Residence

RESIDENTIAL

1015 RIVER ROCK WAY

CARROLLTON, TX 75010

\$863,307 TopHap Estimate · \$238 / ft² · confidence 97 · as of Jul 14, 2026



4

BEDS

4

BATHS

3,620 ft²
LIVING AREA

0.21 ac
LOT SIZE

2016

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$863K

\$839K low

\$887K high

Est. Owner Equity

\$211,207

Loan-to-Value

76%

TAX & ASSESSMENT

Property Tax	\$12,551 (2024)
Assessed Value	\$812,339
Previous Assessed	\$787,927
Assessor Market Value	\$812,339

PROPERTY FACTS

Property Type	Single Family Residence
County	Denton
Lot (acres)	0.21
Construction	Brick
Foundation	Mat/Raft Foundation (Slab)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	Pool W/Hot Tub/Spa

Porch · 17 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Feb 4, 2022	Financing	Venders Lien			\$583K
Jun 14, 2016	Financing	Venders Lien			\$417K

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	3.5 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
-----------	-----------------------