

Single Family Residence

**RESIDENTIAL**

# 1512 ROUGH RIDER CT

CELINA, TX 75009

**\$975,000**

TopHap Estimate · \$231 / ft<sup>2</sup> · confidence 85 · as of Jun 25, 2026



**5**

BEDS

**4**

BATHS

**4,212 ft<sup>2</sup>**

LIVING AREA

**0.18 ac**

LOT SIZE

**2024**

YEAR BUILT

**2**

STORIES

**13**

ROOMS

## VALUATION

**\$975K**

**\$826K low**

**\$1.1M high**

Last Sale

**\$904,446 · Aug 14, 2024**

Est. Owner Equity

**\$975,000**

## TAX & ASSESSMENT

|                       |                 |
|-----------------------|-----------------|
| Property Tax          | \$17,648 (2025) |
| Assessed Value        | \$875,460       |
| Previous Assessed     | \$130,978       |
| Assessor Market Value | \$875,460       |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | COLLIN                  |
| Lot (acres)   | 0.18                    |
| Construction  | Wood (Unspecified)      |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Garage        | Garage, Attached        |
| Pool          | No                      |

## CLIMATE RISK

|            |                |            |             |               |
|------------|----------------|------------|-------------|---------------|
| 1<br>FLOOD | 58<br>WILDFIRE | 92<br>HEAT | 52<br>STORM | 74<br>DROUGHT |
|------------|----------------|------------|-------------|---------------|

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE        | TYPE      | DEED              | PRICE | \$/FT <sup>2</sup> | LOAN   |
|-------------|-----------|-------------------|-------|--------------------|--------|
| Aug 8, 2024 | Financing | Agreement Of Sale |       |                    |        |
| Aug 8, 2024 | Financing | Venders Lien      |       |                    | \$680K |

## ASSIGNED SCHOOLS

| SCHOOL                                       | LEVEL      | GRADES | DISTANCE |
|----------------------------------------------|------------|--------|----------|
| Celina High School                           | High       | 9–12   | 0.3 mi   |
| Jerry and Linda Moore Middle School          | Middle     | 7–8    | 1.0 mi   |
| Bobby Ray and Afton Martin Elementary School | Elementary | KG–4   | 1.2 mi   |

District: Celina 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 75009

|                          |                             |                             |                                 |                         |                        |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>56</b><br>CRIME INDEX | <b>106</b><br>AIR POLLUTION | <b>22,147</b><br>POPULATION | <b>\$138K</b><br>MEDIAN IN-COME | <b>64°F</b><br>AVG TEMP | <b>62%</b><br>SUNSHINE |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

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

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|