

Single Family Residence **RESIDENTIAL**

2452 ROSE RUN WAY

CELINA, TX 75009

\$1,004,452 TopHap Estimate · \$257 / ft² · confidence 85 · as of Jul 14, 2026

5

BEDS

6

BATHS

3,913 ft²

LIVING AREA

0.18 ac

LOT SIZE

2024

YEAR BUILT

2

STORIES

VALUATION

\$1M

\$853K low

\$1.2M high

Est. Owner Equity

\$74,127

Loan-to-Value

92%

TAX & ASSESSMENT

Property Tax

\$7,661 (2024)

Assessed Value

\$703,781

Previous Assessed

\$120,000

Assessor Market Value

\$703,781

PROPERTY FACTS

Property Type	Single Family Residence
County	Collin
Lot (acres)	0.18

CLIMATE RISK

1 FLOOD	53 WILDFIRE	92 HEAT	55 STORM	88 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jan 3, 2025	Financing	Venders Lien			\$930K
Apr 2, 2024	Financing	Special Warranty Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Johnson Elementary School	Elementary	KG–5	0.9 mi
Walnut Grove High School	High	9–12	3.5 mi
Jim Bridges Middle School	Middle	6–8	4.3 mi

District: Prosper 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

56 CRIME INDEX	106 AIR POLLUTION	22,147 POPULATION	\$138K MEDIAN IN-COME	64°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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