

Single Family Residence

**RESIDENTIAL**

# 1164 RIVER ROCK DR

KENNEDALE, TX 76060

**\$551,132** TopHap Estimate · \$147 / ft<sup>2</sup> · confidence 95 · as of Jul 14, 2026



**6**

BEDS

**4**

BATHS

**3,746 ft<sup>2</sup>**

LIVING AREA

**0.28 ac**

LOT SIZE

**2013**

YEAR BUILT

**2**

STORIES

**2**

PARKING

## VALUATION

**\$551K**

\$523K low

\$579K high

Last Sale

**\$480,000 · Feb 23, 2023**

Est. Owner Equity

**\$52,155**

Loan-to-Value

**94%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$7,816 (2025) |
| Assessed Value        | \$435,430      |
| Previous Assessed     | \$522,834      |
| Assessor Market Value | \$435,430      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | TARRANT                 |
| Lot (acres)   | 0.28                    |
| Construction  | Brick                   |
| Heating       | Central                 |
| Cooling       | Central                 |
| Pool          | No                      |

Porch · 32 ft²

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED                | PRICE | \$/FT² | LOAN   |
|--------------|-------------------|---------------------|-------|--------|--------|
| Feb 21, 2023 | Financing         | Venders Lien        |       |        | \$480K |
| May 9, 2014  | Financing         | Venders Lien        |       |        | \$293K |
| Aug 16, 2013 | Recorded document | Grant Deed          |       |        |        |
| Oct 20, 2006 | Recorded document | Grant Deed          |       |        |        |
| Feb 14, 2006 | Quitclaim         | Quit Claim Transfer |       |        | \$2.5M |

## ASSIGNED SCHOOLS

| SCHOOL                                 | LEVEL      | GRADES | DISTANCE |
|----------------------------------------|------------|--------|----------|
| James A. Arthur Early Childhood Center | Elementary | EE-1   | 0.8 mi   |
| Kennedale High School                  | High       | 9-12   | 0.9 mi   |
| Kennedale Junior High School           | Middle     | 6-8    | 1.2 mi   |

District: Kennedale 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 76060

|                   |                      |                     |                          |                  |                 |
|-------------------|----------------------|---------------------|--------------------------|------------------|-----------------|
| 59<br>CRIME INDEX | 109<br>AIR POLLUTION | 9,427<br>POPULATION | \$109K<br>MEDIAN IN-COME | 65°F<br>AVG TEMP | 64%<br>SUNSHINE |
|-------------------|----------------------|---------------------|--------------------------|------------------|-----------------|

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

## OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|