

Single Family Residence

**RESIDENTIAL**

# 4501 RUSTIC RIDGE DR

MCKINNEY, TX 75071

**\$659,128** TopHap Estimate · \$185 / ft<sup>2</sup> · confidence 96 · as of Jul 14, 2026



**6**

BEDS

**4**

BATHS

**3,569 ft<sup>2</sup>**

LIVING AREA

**2025**

YEAR BUILT

**2**

STORIES

## VALUATION

**\$659K**

\$632K low

\$686K high

Est. Owner Equity

**\$155,128**

Loan-to-Value

**66%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$2,653 (2024) |
| Assessed Value        | \$115,000      |
| Previous Assessed     | \$149,760      |
| Assessor Market Value | \$115,000      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | Collin                  |

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                  | PRICE | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|-----------------------|-------|--------------------|--------|
| Mar 31, 2026 | Financing | Special Warranty Deed |       |                    |        |
| Aug 27, 2025 | Financing | Venders Lien          |       |                    | \$504K |

## ASSIGNED SCHOOLS

| SCHOOL                                        | LEVEL      | GRADES | DISTANCE |
|-----------------------------------------------|------------|--------|----------|
| Lizzie Nell Cundiff McClure Elementary School | Elementary | KG–5   | 1.5 mi   |
| McKinney North High School                    | High       | 9–12   | 2.0 mi   |
| Scott Morgan Johnson Middle School            | Middle     | 6–8    | 2.3 mi   |

District: McKinney 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 75071

|                   |                      |                      |                          |                  |                 |
|-------------------|----------------------|----------------------|--------------------------|------------------|-----------------|
| 47<br>CRIME INDEX | 102<br>AIR POLLUTION | 73,633<br>POPULATION | \$129K<br>MEDIAN IN-COME | 64°F<br>AVG TEMP | 62%<br>SUNSHINE |
|-------------------|----------------------|----------------------|--------------------------|------------------|-----------------|

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

## OWNERSHIP

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