

Single Family Residence **RESIDENTIAL**

4431 RUSTIC RIDGE DR

MCKINNEY, TX 75071

\$490,697 TopHap Estimate · \$162 / ft² · confidence 91 · as of Jul 14, 2026



4

BEDS

3

BATHS

3,020 ft²

LIVING AREA

2024

YEAR BUILT

2

STORIES

VALUATION

\$491K

\$447K low

\$534K high

Est. Owner Equity

\$0

Loan-to-Value

103%

TAX & ASSESSMENT

Property Tax	\$2,432 (2024)
Assessed Value	\$354,711
Previous Assessed	\$137,280
Assessor Market Value	\$354,711

PROPERTY FACTS

Property Type	Single Family Residence
County	Collin

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Mar 31, 2026	Financing	Special Warranty Deed			
Feb 28, 2025	Financing	Venders Lien			\$594K

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

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

OWNERSHIP

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