

Single Family Residence

**RESIDENTIAL**

## 2608 RANCHVIEW DR

RICHARDSON, TX 75082

**\$581,258** TopHap Estimate · \$176 / ft<sup>2</sup> · confidence 96 · as of Jul 14, 2026



**4**

BEDS

**4**

BATHS

**3,295 ft<sup>2</sup>**

LIVING AREA

**2002**

YEAR BUILT

**2**

STORIES

**10**

ROOMS

**2**

PARKING

### VALUATION

**\$581K**

\$560K low

\$602K high

Est. Owner Equity

**\$256,658**

Loan-to-Value

**53%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$5,547 (2024) |
| Assessed Value        | \$582,711      |
| Previous Assessed     | \$582,149      |
| Assessor Market Value | \$582,711      |

## PROPERTY FACTS

|               |                            |
|---------------|----------------------------|
| Property Type | Single Family Residence    |
| County        | Collin                     |
| Construction  | Frame (Unspecified)        |
| Foundation    | Mat/Raft Foundation (Slab) |
| Heating       | Central                    |
| Cooling       | Central                    |
| Fireplace     | Yes                        |
| Garage        | Garage, Attached           |
| Pool          | No                         |

Porch · 264 ft²

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED          | PRICE     | \$/FT² | LOAN   |
|--------------|-------------------|---------------|-----------|--------|--------|
| Dec 10, 2009 | Recorded document | Grant Deed    |           |        |        |
| Dec 22, 2009 | Financing         | Grant Deed    |           |        | \$212K |
| Oct 6, 2009  | Foreclosure sale  | Trustees Deed | \$238,683 | \$72   |        |
| Feb 28, 2006 | Financing         | Warranty Deed |           |        | \$231K |
| May 15, 2003 | Financing         | Grant Deed    |           |        | \$231K |

## ASSIGNED SCHOOLS

| SCHOOL                        | LEVEL      | GRADES | DISTANCE |
|-------------------------------|------------|--------|----------|
| Miller Elementary School      | Elementary | KG–5   | 0.6 mi   |
| Murphy Middle School          | Middle     | 6–8    | 2.6 mi   |
| Plano East Senior High School | High       | 11–12  | 4.2 mi   |

District: Plano 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 75082

|                          |                             |                             |                                 |                         |                        |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>70</b><br>CRIME INDEX | <b>103</b><br>AIR POLLUTION | <b>31,543</b><br>POPULATION | <b>\$121K</b><br>MEDIAN IN-COME | <b>65°F</b><br>AVG TEMP | <b>62%</b><br>SUNSHINE |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

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