

Single Family Residence **RESIDENTIAL**

2708 RANCHVIEW DR

RICHARDSON, TX 75082

\$751,633 TopHap Estimate · \$187 / ft² · confidence 96 · as of Jul 14, 2026



5
BEDS

4
BATHS

4,024 ft²
LIVING AREA

2006
YEAR BUILT

2
STORIES

10
ROOMS

2
PARKING

VALUATION

\$752K

\$724K low

\$779K high

Est. Owner Equity

\$429,233

Loan-to-Value

43%

TAX & ASSESSMENT

Property Tax	\$5,293 (2024)
Assessed Value	\$660,156
Previous Assessed	\$652,121
Assessor Market Value	\$660,156

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 · 16 ft²

CLIMATE RISK

1 FLOOD	1 WILDFIRE	94 HEAT	56 STORM	88 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 29, 2008	Recorded document	Warranty Deed			
Oct 3, 2007	Recorded document	Warranty Deed			
May 14, 2007	Quitclaim	Quit Claim Transfer			
Jun 29, 2005	Financing	Venders Lien			\$51K
May 20, 2002	Recorded document	Grant Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Miller Elementary School	Elementary	KG–5	0.5 mi
Murphy Middle School	Middle	6–8	2.6 mi
Plano East Senior High School	High	11–12	4.1 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

70 CRIME INDEX	103 AIR POLLUTION	31,543 POPULATION	\$121K MEDIAN IN-COME	65°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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