

Single Family Residence

RESIDENTIAL

2716 RANCHVIEW DR

RICHARDSON, TX 75082

\$614,125 TopHap Estimate · \$179 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

4

BATHS

3,430 ft²

LIVING AREA

2004

YEAR BUILT

2

STORIES

10

ROOMS

3

PARKING

VALUATION

\$614K

\$587K low

\$641K high

Est. Owner Equity

\$220,635

Loan-to-Value

61%

TAX & ASSESSMENT

Property Tax	\$10,896 (2024)
Assessed Value	\$608,348
Previous Assessed	\$600,289
Assessor Market Value	\$608,348

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 · 15 ft²

CLIMATE RISK

1 FLOOD	27 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
May 7, 2018	Financing	Warranty Deed			\$393K
Mar 17, 2017	Recorded document	Warranty Deed			
Jun 29, 2009	Recorded document	Warranty Deed			
Mar 21, 2005	Financing	Venders Lien			\$288K
Mar 21, 2005	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	2.5 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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