

Single Family Residence **RESIDENTIAL**

5201 RUSTIC RIDGE DR

MCKINNEY, TX 75071

\$381,183 TopHap Estimate · \$218 / ft² · confidence 92 · as of Jul 14, 2026



3
BEDS

2
BATHS

1,747 ft²
LIVING AREA

2009
YEAR BUILT

1
STORIES

5
ROOMS

2
PARKING

VALUATION

\$381K

\$351K low

\$411K high

Est. Owner Equity **\$1,183**

Loan-to-Value **100%**

TAX & ASSESSMENT

Property Tax	\$5,223 (2024)
Assessed Value	\$420,945
Previous Assessed	\$365,117
Assessor Market Value	\$420,945

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 · 402 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jan 2, 2025	Financing	Venders Lien			\$380K
Jul 31, 2020	Financing	Warranty Deed			\$254K
Jul 28, 2016	Financing	Warranty Deed			\$193K
Dec 12, 2011	Recorded document	Warranty Deed			
Oct 30, 2009	Financing	Warranty Deed			\$148K
Jun 3, 2009	Recorded document	Grant Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Reeves Elementary School	Elementary	KG–5	0.7 mi
Rock Hill High School	High	9–12	5.2 mi
Daniel L. Jones Middle School	Middle	6–8	5.3 mi

District: Prosper 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
-----------	----------------