

Single Family Residence

RESIDENTIAL

309 CANYON RIDGE DR

RICHARDSON, TX 75080

\$574,289 TopHap Estimate · \$264 / ft² · confidence 97 · as of Jul 14, 2026



4

BEDS

2

BATHS

2,175 ft²

LIVING AREA

1971

YEAR BUILT

2

STORIES

8

ROOMS

2

PARKING

VALUATION

\$574K

\$559K low

\$589K high

Est. Owner Equity

\$439,289

Loan-to-Value

23%

TAX & ASSESSMENT

Property Tax	\$7,547 (2024)
Assessed Value	\$520,205
Previous Assessed	\$503,316
Assessor Market Value	\$520,205

PROPERTY FACTS

Property Type	Single Family Residence
County	Collin
Construction	Frame (Unspecified)
Foundation	Mat/Raft Foundation (Slab)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	Yes

Porch · 416 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 1, 2015	Financing	Warranty Deed			\$135K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Aldridge Elementary School	Elementary	KG–5	0.7 mi
Wilson Middle School	Middle	6–8	1.8 mi
Plano Senior High School	High	11–12	3.2 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 75080

102 CRIME INDEX	105 AIR POLLUTION	59,499 POPULATION	\$93K 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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