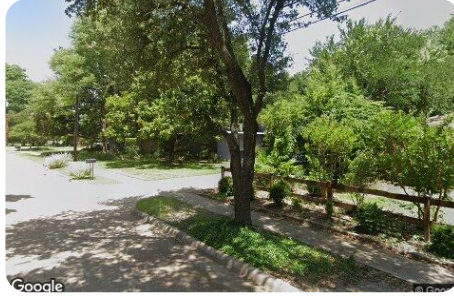


Single Family Residence **RESIDENTIAL**

312 CANYON RIDGE DR

RICHARDSON, TX 75080

\$614,773 TopHap Estimate · \$264 / ft² · confidence 96 · as of Jul 14, 2026



2,328 ft²
LIVING AREA

1968
YEAR BUILT

2
STORIES

2
PARKING

VALUATION

\$615K

\$592K low

\$637K high

Est. Owner Equity

\$65,773

Loan-to-Value

90%

TAX & ASSESSMENT

Property Tax	\$8,347 (2024)
Assessed Value	\$584,697
Previous Assessed	\$580,865
Assessor Market Value	\$584,697

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	No

Porch · 154 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 31, 2023	Financing	Venders Lien			\$549K

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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