

Single Family Residence **RESIDENTIAL**

5209 RUSTIC RIDGE DR

MCKINNEY, TX 75071

\$489,000 TopHap Estimate · \$168 / ft² · confidence 94 · as of Jul 14, 2026



4
BEDS

3
BATHS

2,915 ft²
LIVING AREA

0.16 ac
LOT SIZE

2010
YEAR BUILT

2
STORIES

9
ROOMS

2
PARKING

VALUATION

\$489K

\$458K low

\$520K high

Est. Owner Equity

\$229,528

Loan-to-Value

60%

TAX & ASSESSMENT

Property Tax	\$8,143 (2025)
Assessed Value	\$438,496
Previous Assessed	\$511,402
Assessor Market Value	\$438,496

PROPERTY FACTS

Property Type	Single Family Residence
County	COLLIN
Lot (acres)	0.16
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Porch · 151 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 30, 2016	Recorded document	Warranty Deed			
Nov 4, 2014	Financing	Grant Deed			\$252K
Jul 30, 2010	Financing	Warranty Deed			\$163K
Mar 3, 2010	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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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