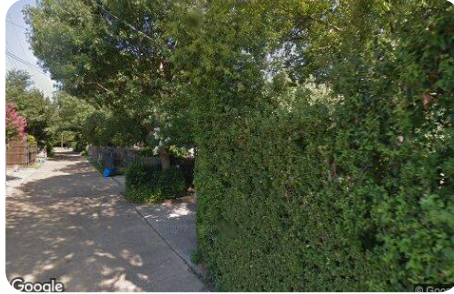


Single Family Residence **RESIDENTIAL**

417 CANYON RIDGE DR

RICHARDSON, TX 75080

\$489,243 TopHap Estimate · \$302 / ft² · confidence 92 · as of Jul 14, 2026



2

BATHS

1,620 ft²

LIVING AREA

1968

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$489K

\$449K low

\$529K high

Est. Owner Equity

\$489,243

TAX & ASSESSMENT

Property Tax	\$1,812 (2024)
Assessed Value	\$434,125
Previous Assessed	\$397,503
Assessor Market Value	\$434,125

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 · 24 ft²

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Aldridge Elementary School	Elementary	KG–5	0.5 mi
Wilson Middle School	Middle	6–8	1.7 mi
Plano Senior High School	High	11–12	3.1 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 75080

102 CRIME INDEX	105 AIR POLLUTION	59,499 POPULATION	\$93K MEDIAN IN-COME	65°F AVG TEMP	62% SUNSHINE
---------------------------	-----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------