

Single Family Residence **RESIDENTIAL**

5204 RIDGE RUN DR

MCKINNEY, TX 75071

\$458,252 TopHap Estimate · \$185 / ft² · confidence 95 · as of Jul 14, 2026



4
BEDS

3
BATHS

2,476 ft²
LIVING AREA

2008
YEAR BUILT

2
STORIES

8
ROOMS

2
PARKING

VALUATION

\$458K

\$436K low

\$480K high

Est. Owner Equity

\$215,252

Loan-to-Value

53%

TAX & ASSESSMENT

Property Tax	\$6,616 (2024)
Assessed Value	\$436,971
Previous Assessed	\$441,115
Assessor Market Value	\$436,971

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 · 150 ft²

CLIMATE RISK

1
FLOOD

44
WILDFIRE

93
HEAT

56
STORM

88
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 7, 2017	Financing	Warranty Deed			\$243K
May 10, 2011	Financing	Warranty Deed			\$137K
Nov 14, 2008	Recorded document	Warranty Deed			
Jul 6, 2005	Recorded document	Grant Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Reeves Elementary School	Elementary	KG–5	0.8 mi
Rock Hill High School	High	9–12	5.3 mi
Daniel L. Jones Middle School	Middle	6–8	5.4 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	Owner occupied
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