

Single Family Residence **RESIDENTIAL**

2170 ROCK RIDGE RD

ALLEN, TX 75002

\$1,622,920 TopHap Estimate · \$388 / ft² · confidence 61 · as of Jul 14, 2026



5

BEDS

2

BATHS

4,186 ft²

LIVING AREA

8.57 ac

LOT SIZE

1997

YEAR BUILT

2

STORIES

VALUATION

\$1.6M

\$994K low

\$2.3M high

Est. Owner Equity

\$1,349,520

Loan-to-Value

16%

TAX & ASSESSMENT

Property Tax	\$28,897 (2024)
Assessed Value	\$1,913,046
Previous Assessed	\$1,709,916
Assessor Market Value	\$1,913,046

PROPERTY FACTS

Property Type	Single Family Residence
County	Collin
Lot (acres)	8.57
Pool	Yes

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 28, 2021	Financing	Intrafamily Transfer			\$273K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Lovejoy High School	High	9–12	0.8 mi
Willow Springs Middle School	Middle	7–8	2.3 mi
Puster Elementary School	Elementary	KG–4	2.8 mi

District: Lovejoy 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 75002

37 CRIME INDEX	101 AIR POLLUTION	88,326 POPULATION	\$121K MEDIAN IN-COME	65°F AVG TEMP	62% SUNSHINE
--------------------------	-----------------------------	-----------------------------	---------------------------------	-------------------------	------------------------

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

OWNERSHIP

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