

Single Family Residence **RESIDENTIAL**

## 2605 RIDGEBRIAR PL

RICHARDSON, TX 75080

**\$798,546** TopHap Estimate · \$307 / ft<sup>2</sup> · confidence 98 · as of Jul 14, 2026



**4**

BEDS

**3**

BATHS

**2,597 ft<sup>2</sup>**

LIVING AREA

**1970**

YEAR BUILT

**1**

STORIES

**8**

ROOMS

**2**

PARKING

### VALUATION

**\$799K**

\$779K low

\$818K high

Est. Owner Equity

**\$344,703**

Loan-to-Value

**60%**

## TAX & ASSESSMENT

|                       |                 |
|-----------------------|-----------------|
| Property Tax          | \$12,516 (2024) |
| Assessed Value        | \$728,132       |
| Previous Assessed     | \$689,500       |
| Assessor Market Value | \$728,132       |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | Collin                  |
| Construction  | Frame (Unspecified)     |
| Foundation    | Pier/Post & Beam        |
| Roof          | Composition Shingle     |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Garage        | Garage, Attached        |
| Pool          | No                      |

Porch · 142 ft²

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED          | PRICE | \$/FT² | LOAN   |
|--------------|-----------|---------------|-------|--------|--------|
| Aug 17, 2018 | Financing | Warranty Deed |       |        | \$470K |
| Sep 11, 2006 | Financing | Warranty Deed |       |        | \$205K |

## ASSIGNED SCHOOLS

| SCHOOL                     | LEVEL      | GRADES | DISTANCE |
|----------------------------|------------|--------|----------|
| Aldridge Elementary School | Elementary | KG–5   | 0.8 mi   |
| Wilson Middle School       | Middle     | 6–8    | 1.8 mi   |
| Plano Senior High School   | High       | 11–12  | 3.3 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

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

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

OWNERSHIP

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