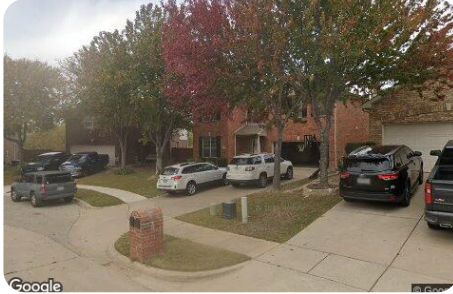


Single Family Residence **RESIDENTIAL**

# 5300 RIDGE RUN DR

MCKINNEY, TX 75071

**\$504,612** TopHap Estimate · \$190 / ft<sup>2</sup> · confidence 93 · as of Jul 14, 2026



**4**

BEDS

**3**

BATHS

**2,651 ft<sup>2</sup>**

LIVING AREA

**2006**

YEAR BUILT

**2**

STORIES

**8**

ROOMS

**2**

PARKING

## VALUATION

**\$505K**

\$471K low

\$538K high

Est. Owner Equity

**\$355,862**

Loan-to-Value

**29%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$8,615 (2024) |
| Assessed Value        | \$447,275      |
| Previous Assessed     | \$453,135      |
| Assessor Market Value | \$447,275      |

## 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 · 156 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   |
|--------------|-----------|---------------|-------|--------|--------|
| Feb 23, 2007 | Financing | Warranty Deed |       |        | \$149K |

## 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

|                                      |                                         |                                         |                                             |                                     |                                    |
|--------------------------------------|-----------------------------------------|-----------------------------------------|---------------------------------------------|-------------------------------------|------------------------------------|
| <div>47</div> <div>CRIME INDEX</div> | <div>102</div> <div>AIR POLLUTION</div> | <div>73,633</div> <div>POPULATION</div> | <div>\$129K</div> <div>MEDIAN IN-COME</div> | <div>64°F</div> <div>AVG TEMP</div> | <div>62%</div> <div>SUNSHINE</div> |
|--------------------------------------|-----------------------------------------|-----------------------------------------|---------------------------------------------|-------------------------------------|------------------------------------|

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

OWNERSHIP

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