

Single Family Residence **RESIDENTIAL**

416 ROCK RIDGE WAY

MCKINNEY, TX 75072

\$424,844 TopHap Estimate · \$247 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,722 ft²

LIVING AREA

2002

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$425K

\$410K low

\$440K high

Est. Owner Equity

\$424,844

TAX & ASSESSMENT

Property Tax	\$1,516 (2024)
Assessed Value	\$409,138
Previous Assessed	\$404,899
Assessor Market Value	\$409,138

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 · 30 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 22, 2007	Recorded document	Warranty Deed			
Jun 21, 2002	Financing	Grant Deed			\$151K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Glen Oaks Elementary School	Elementary	KG–5	0.4 mi
McKinney Boyd High School	High	9–12	1.0 mi

District: McKinney 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 75072

28 CRIME INDEX	102 AIR POLLUTION	66,843 POPULATION	\$139K MEDIAN IN-COME	64°F AVG TEMP	62% SUNSHINE
--------------------------	-----------------------------	-----------------------------	---------------------------------	-------------------------	------------------------

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

OWNERSHIP

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