

Single Family Residence

RESIDENTIAL

721 RUSTIC RIDGE DR

LAVON, TX 75166

\$455,314 TopHap Estimate · \$160 / ft² · confidence 92 · as of Jul 14, 2026



4

BEDS

4

BATHS

2,854 ft²
LIVING AREA

0.2 ac
LOT SIZE

2025

YEAR BUILT

1

STORIES

VALUATION

\$455K

\$417K low

\$494K high

Est. Owner Equity

\$238,314

Loan-to-Value

48%

TAX & ASSESSMENT

Property Tax	\$5,204 (2024)
Assessed Value	\$76,560
Previous Assessed	\$63,800
Assessor Market Value	\$76,560

PROPERTY FACTS

Property Type	Single Family Residence
County	Collin
Lot (acres)	0.20

CLIMATE RISK

45 FLOOD	53 WILDFIRE	93 HEAT	55 STORM	88 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 14, 2025	Financing	Venders Lien			\$217K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Community Trails Middle School	Middle	6–8	0.9 mi
Dodson Elementary School	Elementary	PK–5	2.2 mi
Community High School	High	9–12	3.5 mi

District: Community 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 75166

46 CRIME INDEX	98 AIR POLLUTION	5,153 POPULATION	\$117K MEDIAN IN-COME	65°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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