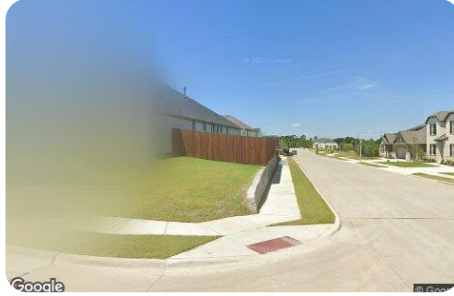


Single Family Residence **RESIDENTIAL**

# 727 RUSTIC RIDGE DR

LAVON, TX 75166

**\$553,892** TopHap Estimate · \$149 / ft<sup>2</sup> · confidence 93 · as of Jul 14, 2026



**5**  
BEDS

**5**  
BATHS

**3,716 ft<sup>2</sup>**  
LIVING AREA

**0.2 ac**  
LOT SIZE

**2025**  
YEAR BUILT

**2**  
STORIES

## VALUATION

**\$554K**

\$513K low

\$594K high

Est. Owner Equity

**\$29,892**

Loan-to-Value

**99%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$5,148 (2024) |
| Assessed Value        | \$73,080       |
| Previous Assessed     | \$60,900       |
| Assessor Market Value | \$73,080       |

## PROPERTY FACTS

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

## CLIMATE RISK

|             |                |            |             |               |
|-------------|----------------|------------|-------------|---------------|
| 68<br>FLOOD | 53<br>WILDFIRE | 93<br>HEAT | 55<br>STORM | 88<br>DROUGHT |
|-------------|----------------|------------|-------------|---------------|

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED         | PRICE | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|--------------|-------|--------------------|--------|
| Jul 17, 2025 | Financing | Venders Lien |       |                    | \$524K |

## 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

|                          |                            |                            |                                 |                         |                        |
|--------------------------|----------------------------|----------------------------|---------------------------------|-------------------------|------------------------|
| <b>46</b><br>CRIME INDEX | <b>98</b><br>AIR POLLUTION | <b>5,153</b><br>POPULATION | <b>\$117K</b><br>MEDIAN IN-COME | <b>65°F</b><br>AVG TEMP | <b>62%</b><br>SUNSHINE |
|--------------------------|----------------------------|----------------------------|---------------------------------|-------------------------|------------------------|

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

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|