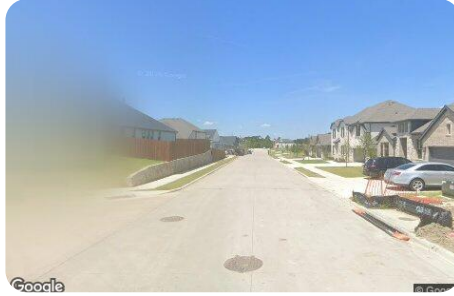


Single Family Residence **RESIDENTIAL**

733 RUSTIC RIDGE DR

LAVON, TX 75166

\$440,732 TopHap Estimate · \$154 / ft² · confidence 91 · as of Jul 14, 2026



4
BEDS

4
BATHS

2,853 ft²
LIVING AREA

0.2 ac
LOT SIZE

2024
YEAR BUILT

1
STORIES

VALUATION

\$441K

\$401K low

\$480K high

Est. Owner Equity

\$221,732

Loan-to-Value

47%

TAX & ASSESSMENT

Property Tax	\$5,148 (2024)
Assessed Value	\$297,022
Previous Assessed	\$60,900
Assessor Market Value	\$297,022

PROPERTY FACTS

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

CLIMATE RISK

80
FLOOD

53
WILDFIRE

93
HEAT

55
STORM

88
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Apr 25, 2025	Financing	Venders Lien			\$219K

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
--------------------------	----------------------------	----------------------------	---------------------------------	-------------------------	------------------------

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

OWNERSHIP

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