Single Family Residence RESIDENTIAL

745 RUSTIC RIDGE DR

LAVON, TX 75166

$459,966 TopHap Estimate · $161 / ft² · confidence 92 · as of Jul 14, 2026

4	4	2,854 ft²	0.22 ac
BEDS	BATHS	LIVING AREA	LOT SIZE

2025	1
YEAR BUILT	STORIES

VALUATION

$460K

$421K low — $499K high

Est. Owner Equity **$459,966**

TAX & ASSESSMENT

Property Tax	**$5,148 (2024)**
Assessed Value	**$73,080**
Previous Assessed	**$73,080**
Assessor Market Value	**$73,080**

PROPERTY FACTS

Property Type	**Single Family Residence**
County	**Collin**
Lot (acres)	**0.22**

CLIMATE RISK

78	53	93	55	88
FLOOD	WILDFIRE	HEAT	STORM	DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	$/FT²	LOAN
Jun 12, 2025	Financing	Special Warranty Deed			

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	3.4 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	98	5,153	$117K	65°F	62%
CRIME INDEX	AIR POLLUTION	POPULATION	MEDIAN IN-COME	AVG TEMP	SUNSHINE

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

OWNERSHIP

Occupancy	**Absentee owner**