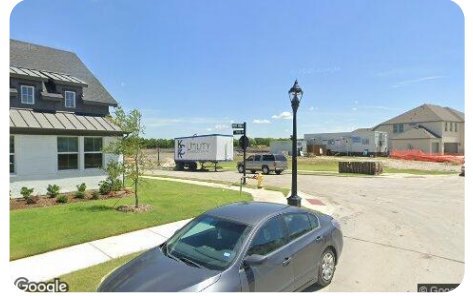


Single Family Residence **RESIDENTIAL**

751 RUSTIC RIDGE DR

LAVON, TX 75166

\$464,677 TopHap Estimate · \$164 / ft² · confidence 92 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,830 ft²

LIVING AREA

0.22 ac

LOT SIZE

2025

YEAR BUILT

1

STORIES

VALUATION

\$465K

\$426K low

\$504K high

Est. Owner Equity

\$0

Loan-to-Value

188%

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)	0.22

CLIMATE RISK

90 FLOOD	53 WILDFIRE	92 HEAT	53 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
Jun 18, 2025	Financing	Venders Lien			\$570K

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 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	Absentee owner
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