

Residential - Vacant Land **RESIDENTIAL**

757 RUSTIC RIDGE DR
LAVON, TX 75166



0.22 ac
LOT SIZE

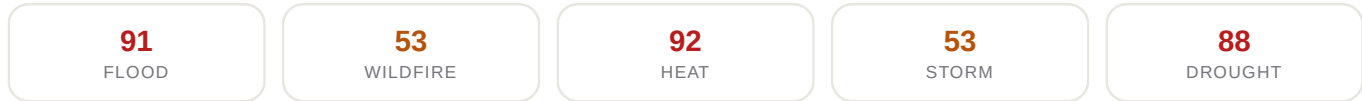
TAX & ASSESSMENT

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

PROPERTY FACTS

Property Type	Residential - Vacant Land
County	Collin
Lot (acres)	0.22

CLIMATE RISK



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

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



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

OWNERSHIP

Occupancy	Absentee owner
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