

Single Family Residence **RESIDENTIAL**

763 RUSTIC RIDGE DR

LAVON, TX 75166

\$566,996 TopHap Estimate · \$153 / ft² · confidence 93 · as of Jul 14, 2026



5
BEDS

5
BATHS

3,716 ft²
LIVING AREA

0.23 ac
LOT SIZE

2025
YEAR BUILT

2
STORIES

VALUATION

\$567K

\$525K low

\$609K high

Est. Owner Equity

\$0

Loan-to-Value

118%

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)	0.23

CLIMATE RISK

71 FLOOD	53 WILDFIRE	93 HEAT	55 STORM	88 DROUGHT
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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	2.1 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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