

Single Family Residence

RESIDENTIAL

769 RUSTIC RIDGE DR

LAVON, TX 75166

\$554,076 TopHap Estimate · \$149 / ft² · confidence 93 · as of Jul 14, 2026



5

BEDS

5

BATHS

3,716 ft²

LIVING AREA

0.22 ac

LOT SIZE

2024

YEAR BUILT

2

STORIES

VALUATION

\$554K

\$514K low

\$594K high

Est. Owner Equity

\$12,576

Loan-to-Value

98%

TAX & ASSESSMENT

Property Tax	\$5,148 (2024)
Assessed Value	\$183,800
Previous Assessed	\$183,800
Assessor Market Value	\$183,800

PROPERTY FACTS

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

CLIMATE RISK

76
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
Sep 26, 2025	Financing	Venders Lien			\$542K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Community Trails Middle School	Middle	6–8	0.8 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	Owner occupied
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