

Single Family Residence **RESIDENTIAL**

# 777 RUSTIC RIDGE DR

LAVON, TX 75166

**\$512,614** TopHap Estimate · \$161 / ft<sup>2</sup> · confidence 93 · as of Jul 14, 2026



**4**  
BEDS

**4**  
BATHS

**3,180 ft<sup>2</sup>**  
LIVING AREA

**0.2 ac**  
LOT SIZE

**2025**  
YEAR BUILT

**2**  
STORIES

## VALUATION

**\$513K**

\$476K low

\$550K high

Est. Owner Equity

**\$0**

Loan-to-Value

**113%**

## 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)   | 0.20                    |

## CLIMATE RISK

|             |                |            |             |               |
|-------------|----------------|------------|-------------|---------------|
| 89<br>FLOOD | 53<br>WILDFIRE | 93<br>HEAT | 55<br>STORM | 88<br>DROUGHT |
|-------------|----------------|------------|-------------|---------------|

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

## TRANSACTION HISTORY

| DATE        | TYPE      | DEED         | PRICE | \$/FT <sup>2</sup> | LOAN   |
|-------------|-----------|--------------|-------|--------------------|--------|
| Jul 2, 2025 | Financing | Venders Lien |       |                    | \$565K |

## 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   | 3.3 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

|                                      |                                        |                                        |                                             |                                     |                                    |
|--------------------------------------|----------------------------------------|----------------------------------------|---------------------------------------------|-------------------------------------|------------------------------------|
| <div>46</div> <div>CRIME INDEX</div> | <div>98</div> <div>AIR POLLUTION</div> | <div>5,153</div> <div>POPULATION</div> | <div>\$117K</div> <div>MEDIAN IN-COME</div> | <div>65°F</div> <div>AVG TEMP</div> | <div>62%</div> <div>SUNSHINE</div> |
|--------------------------------------|----------------------------------------|----------------------------------------|---------------------------------------------|-------------------------------------|------------------------------------|

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

OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|