

Single Family Residence **RESIDENTIAL**

781 RUSTIC RIDGE DR

LAVON, TX 75166

\$460,800 TopHap Estimate · \$161 / ft² · confidence 92 · as of Jul 14, 2026



4
BEDS

4
BATHS

2,854 ft²
LIVING AREA

0.2 ac
LOT SIZE

2025
YEAR BUILT

1
STORIES

VALUATION

\$461K

\$422K low

\$499K high

Est. Owner Equity

\$460,800

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)	0.20

CLIMATE RISK

80
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
May 28, 2025	Financing	Special Warranty Deed			

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

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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