

Single Family Residence

RESIDENTIAL

742 RUSTIC RIDGE DR

LAVON, TX 75166

\$591,679

TopHap Estimate · \$165 / ft² · confidence 93 · as of Jul 14, 2026



5

BEDS

4

BATHS

3,592 ft²

LIVING AREA

0.24 ac

LOT SIZE

2024

YEAR BUILT

2

STORIES

VALUATION

\$592K

\$549K low

\$634K high

Est. Owner Equity

\$10,279

Loan-to-Value

98%

TAX & ASSESSMENT

Property Tax	\$5,259 (2024)
Assessed Value	\$461,994
Previous Assessed	\$66,700
Assessor Market Value	\$461,994

PROPERTY FACTS

Property Type	Single Family Residence
County	Collin
Lot (acres)	0.24

CLIMATE RISK

40 FLOOD	53 WILDFIRE	93 HEAT	55 STORM	88 DROUGHT
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Scores 0–100; higher = greater projected risk.

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

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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