

Single Family Residence

RESIDENTIAL

748 RUSTIC RIDGE DR

LAVON, TX 75166

\$573,714 TopHap Estimate · \$201 / ft² · confidence 91 · as of Jul 14, 2026



4

BEDS

4

BATHS

2,854 ft²

LIVING AREA

0.22 ac

LOT SIZE

2024

YEAR BUILT

1

STORIES

VALUATION

\$574K

\$520K low

\$627K high

Est. Owner Equity

\$73,714

Loan-to-Value

87%

TAX & ASSESSMENT

Property Tax	\$5,204 (2024)
Assessed Value	\$364,776
Previous Assessed	\$63,800
Assessor Market Value	\$364,776

PROPERTY FACTS

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

CLIMATE RISK

1 FLOOD	53 WILDFIRE	93 HEAT	55 STORM	88 DROUGHT
------------	----------------	------------	-------------	---------------

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jun 20, 2025	Financing	Venders Lien			\$500K

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
--------------------------	----------------------------	----------------------------	---------------------------------	-------------------------	------------------------

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

OWNERSHIP

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