

Single Family Residence

RESIDENTIAL

754 RUSTIC RIDGE DR

LAVON, TX 75166

\$543,274 TopHap Estimate · \$146 / ft² · confidence 92 · as of Jul 14, 2026



5

BEDS

5

BATHS

3,716 ft²

LIVING AREA

0.21 ac

LOT SIZE

2024

YEAR BUILT

2

STORIES

VALUATION

\$543K

\$498K low

\$588K high

Est. Owner Equity

\$543,274

TAX & ASSESSMENT

Property Tax	\$5,204 (2024)
Assessed Value	\$398,774
Previous Assessed	\$63,800
Assessor Market Value	\$398,774

PROPERTY FACTS

Property Type	Single Family Residence
County	Collin
Lot (acres)	0.21

CLIMATE RISK

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 5, 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	3.4 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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