

Single Family Residence

RESIDENTIAL

2604 RANCHVIEW DR

RICHARDSON, TX 75082

\$593,491 TopHap Estimate · \$196 / ft² · confidence 97 · as of Jul 14, 2026



4

BEDS

4

BATHS

3,021 ft²

LIVING AREA

2002

YEAR BUILT

2

STORIES

8

ROOMS

2

PARKING

VALUATION

\$593K

\$577K low

\$610K high

Est. Owner Equity

\$369,491

Loan-to-Value

36%

TAX & ASSESSMENT

Property Tax	\$3,575 (2024)
Assessed Value	\$551,254
Previous Assessed	\$558,107
Assessor Market Value	\$551,254

PROPERTY FACTS

Property Type	Single Family Residence
County	Collin
Construction	Frame (Unspecified)
Foundation	Mat/Raft Foundation (Slab)
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Porch · 18 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 13, 2008	Quitclaim	Quit Claim Transfer			
Aug 29, 2005	Financing	Warranty Deed			\$224K
Mar 30, 2004	Financing	Grant Deed			\$200K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Miller Elementary School	Elementary	KG–5	0.6 mi
Murphy Middle School	Middle	6–8	2.7 mi
Plano East Senior High School	High	11–12	4.2 mi

District: Plano 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 75082

70 CRIME INDEX	103 AIR POLLUTION	31,543 POPULATION	\$121K 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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