

Single Family Residence **RESIDENTIAL**

2609 RANCHVIEW DR

RICHARDSON, TX 75082

\$780,652 TopHap Estimate · \$175 / ft² · confidence 94 · as of Jul 14, 2026



5
BEDS

4
BATHS

4,471 ft²
LIVING AREA

2004
YEAR BUILT

2
STORIES

12
ROOMS

2
PARKING

VALUATION

\$781K

\$737K low

\$824K high

Est. Owner Equity

\$235,302

Loan-to-Value

71%

TAX & ASSESSMENT

Property Tax	\$12,467 (2024)
Assessed Value	\$719,993
Previous Assessed	\$686,806
Assessor Market Value	\$719,993

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 · 21 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 20, 2004	Financing	Grant Deed			\$334K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Miller Elementary School	Elementary	KG–5	0.5 mi
Murphy Middle School	Middle	6–8	2.6 mi
Plano East Senior High School	High	11–12	4.1 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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