

Single Family Residence **RESIDENTIAL**

2613 RANCHVIEW DR

RICHARDSON, TX 75082

\$667,843 TopHap Estimate · \$172 / ft² · confidence 97 · as of Jul 14, 2026



4

BEDS

4

BATHS

3,888 ft²

LIVING AREA

2000

YEAR BUILT

2

STORIES

10

ROOMS

2

PARKING

VALUATION

\$668K

\$646K low

\$689K high

Est. Owner Equity

\$342,843

Loan-to-Value

48%

TAX & ASSESSMENT

Property Tax	\$9,576 (2024)
Assessed Value	\$656,539
Previous Assessed	\$659,849
Assessor Market Value	\$656,539

PROPERTY FACTS

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

Porch · 324 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 19, 2019	Quitclaim	Quit Claim Transfer			\$324K
Jul 14, 2014	Financing	Warranty Deed			\$336K
Jan 19, 2010	Recorded document	Warranty Deed			
Mar 3, 2010	Financing	Warranty Deed			\$318K
Mar 22, 2005	Financing	Warranty Deed			\$314K

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.

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 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.

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 OWNERSHIP

Occupancy	Owner occupied
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