

Single Family Residence **RESIDENTIAL**

2712 RANCHVIEW DR

RICHARDSON, TX 75082

\$619,148 TopHap Estimate · \$186 / ft² · confidence 96 · as of Jul 14, 2026



4
BEDS

3
BATHS

3,333 ft²
LIVING AREA

2004
YEAR BUILT

2
STORIES

9
ROOMS

2
PARKING

VALUATION

\$619K

\$594K low

\$645K high

Est. Owner Equity

\$299,148

Loan-to-Value

51%

TAX & ASSESSMENT

Property Tax	\$8,580 (2024)
Assessed Value	\$601,659
Previous Assessed	\$606,763
Assessor Market Value	\$601,659

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 · 304 ft²

CLIMATE RISK

1 FLOOD	27 WILDFIRE	94 HEAT	56 STORM	88 DROUGHT
------------	----------------	------------	-------------	---------------

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 8, 2018	Financing	Grant Deed			\$216K
Jul 1, 2013	Financing	Warranty Deed			\$236K
Oct 29, 2004	Financing	Grant Deed			\$223K

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

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

OWNERSHIP

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