

Single Family Residence

RESIDENTIAL

2720 RANCHVIEW DR

RICHARDSON, TX 75082

\$809,448 TopHap Estimate · \$188 / ft² · confidence 95 · as of Jul 14, 2026



5

BEDS

5

BATHS

4,307 ft²

LIVING AREA

2002

YEAR BUILT

2

STORIES

11

ROOMS

3

PARKING

VALUATION

\$809K

\$766K low

\$853K high

Est. Owner Equity

\$345,348

Loan-to-Value

64%

TAX & ASSESSMENT

Property Tax	\$5,178 (2024)
Assessed Value	\$690,230
Previous Assessed	\$689,049
Assessor Market Value	\$690,230

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 · 186 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
Dec 23, 2025	Financing	Venders Lien			\$464K
Nov 25, 2025	Financing	Transfer On Death Deed			
Apr 2, 2003	Financing	Grant Deed			\$109K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Miller Elementary School	Elementary	KG–5	0.5 mi
Murphy Middle School	Middle	6–8	2.5 mi
Plano East Senior High School	High	11–12	4.0 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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