

Single Family Residence **RESIDENTIAL**

# 319 CANYON RIDGE DR

RICHARDSON, TX 75080

**\$616,057** TopHap Estimate · \$272 / ft<sup>2</sup> · confidence 96 · as of Jul 14, 2026

**2**

BATHS

**2,262 ft<sup>2</sup>**

LIVING AREA

**1968**

YEAR BUILT

**1**

STORIES

**2**

PARKING

## VALUATION

**\$616K**

\$591K low

\$641K high

Est. Owner Equity

**\$233,673**

Loan-to-Value

**61%**

## TAX & ASSESSMENT

Property Tax

**\$8,327 (2024)**

Assessed Value

**\$546,500**

Previous Assessed

**\$524,183**

Assessor Market Value

**\$546,500**

## PROPERTY FACTS

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

Porch · 64 ft²

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED          | PRICE | \$/FT² | LOAN   |
|--------------|-----------|---------------|-------|--------|--------|
| Mar 31, 2020 | Financing | Warranty Deed |       |        | \$380K |
| Apr 3, 2013  | Financing | Warranty Deed |       |        | \$268K |
| Jun 30, 2009 | Financing | Warranty Deed |       |        | \$248K |
| Sep 30, 2003 | Financing | Grant Deed    |       |        | \$175K |

## ASSIGNED SCHOOLS

| SCHOOL                     | LEVEL      | GRADES | DISTANCE |
|----------------------------|------------|--------|----------|
| Aldridge Elementary School | Elementary | KG–5   | 0.6 mi   |
| Wilson Middle School       | Middle     | 6–8    | 1.7 mi   |
| Plano Senior High School   | High       | 11–12  | 3.2 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 75080

|                           |                             |                             |                                |                         |                        |
|---------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>102</b><br>CRIME INDEX | <b>105</b><br>AIR POLLUTION | <b>59,499</b><br>POPULATION | <b>\$93K</b><br>MEDIAN IN-COME | <b>65°F</b><br>AVG TEMP | <b>62%</b><br>SUNSHINE |
|---------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|