

Single Family Residence **RESIDENTIAL**

2612 RANCHVIEW DR

RICHARDSON, TX 75082

\$570,084 TopHap Estimate · \$196 / ft² · confidence 98 · as of Jul 14, 2026



3

BEDS

2

BATHS

2,909 ft²

LIVING AREA

0.27 ac

LOT SIZE

2003

YEAR BUILT

2

STORIES

6

ROOMS

2

PARKING

VALUATION

\$570K

\$559K low

\$582K high

Last Sale

\$545,300 · Jul 6, 2026

Est. Owner Equity

\$160,084

Loan-to-Value

73%

TAX & ASSESSMENT

Property Tax	\$3,392 (2025)
Assessed Value	\$544,036
Previous Assessed	\$494,578
Assessor Market Value	\$562,186

PROPERTY FACTS

Property Type	Single Family Residence
County	COLLIN
Lot (acres)	0.27
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Porch · 296 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 24, 2026	Resale	Deed	\$545,300	\$187	\$410K
Sep 30, 2003	Financing	Grant Deed			\$195K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Miller Elementary School	Elementary	KG–5	0.6 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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