

Single Family Residence **RESIDENTIAL**

2704 RANCHVIEW DR

RICHARDSON, TX 75082

\$628,760 TopHap Estimate · \$190 / ft² · confidence 96 · as of Jul 14, 2026



4
BEDS

4
BATHS

3,301 ft²
LIVING AREA

2003
YEAR BUILT

2
STORIES

9
ROOMS

2
PARKING

VALUATION

\$629K

\$605K low

\$652K high

Est. Owner Equity

\$330,852

Loan-to-Value

47%

TAX & ASSESSMENT

Property Tax	\$8,435 (2024)
Assessed Value	\$612,911
Previous Assessed	\$611,774
Assessor Market Value	\$612,911

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	Yes

Porch · 100 ft²

CLIMATE RISK

1
FLOOD

1
WILDFIRE

94
HEAT

56
STORM

88
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 30, 2015	Financing	Warranty Deed			\$298K
Jul 27, 2010	Financing	Grant Deed			\$246K
Jun 2, 2003	Financing	Grant Deed			\$246K
Nov 25, 2002	Financing	Mortgage			\$70M

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