

Single Family Residence **RESIDENTIAL**

420 ROCK RIDGE WAY

MCKINNEY, TX 75072

\$451,423 TopHap Estimate · \$215 / ft² · confidence 98 · as of Jul 14, 2026



3
BEDS

2
BATHS

2,095 ft²
LIVING AREA

2001
YEAR BUILT

1
STORIES

7
ROOMS

2
PARKING

VALUATION

\$451K

\$442K low

\$460K high

Est. Owner Equity

\$323,623

Loan-to-Value

29%

TAX & ASSESSMENT

Property Tax	\$4,749 (2024)
Assessed Value	\$454,775
Previous Assessed	\$452,394
Assessor Market Value	\$454,775

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 · 35 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 1, 2002	Financing	Grant Deed			\$132K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Glen Oaks Elementary School	Elementary	KG–5	0.4 mi
McKinney Boyd High School	High	9–12	1.0 mi

District: McKinney 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 75072

28 CRIME INDEX	102 AIR POLLUTION	66,843 POPULATION	\$139K MEDIAN IN-COME	64°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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