

Single Family Residence **RESIDENTIAL**

# 2601 RANCHVIEW DR

RICHARDSON, TX 75082

**\$733,842** TopHap Estimate · \$187 / ft<sup>2</sup> · confidence 95 · as of Jul 14, 2026



**5**  
BEDS

**4**  
BATHS

**3,934 ft<sup>2</sup>**  
LIVING AREA

**2001**  
YEAR BUILT

**2**  
STORIES

**12**  
ROOMS

**3**  
PARKING

## VALUATION

**\$734K**

\$697K low

\$770K high

Est. Owner Equity

**\$340,142**

Loan-to-Value

**55%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$6,225 (2024) |
| Assessed Value        | \$703,842      |
| Previous Assessed     | \$701,492      |
| Assessor Market Value | \$703,842      |

## PROPERTY FACTS

|               |                            |
|---------------|----------------------------|
| Property Type | Single Family Residence    |
| County        | Collin                     |
| Construction  | Frame (Unspecified)        |
| Foundation    | Mat/Raft Foundation (Slab) |
| Roof          | Composition Shingle        |
| Heating       | Central                    |
| Cooling       | Central                    |
| Fireplace     | Yes                        |
| Garage        | Garage, Attached           |
| Pool          | Yes                        |

Porch · 193 ft²

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED       | PRICE | \$/FT² | LOAN   |
|--------------|-----------|------------|-------|--------|--------|
| Jun 10, 2002 | Financing | Grant Deed |       |        | \$301K |

## ASSIGNED SCHOOLS

| SCHOOL                        | LEVEL      | GRADES | DISTANCE |
|-------------------------------|------------|--------|----------|
| Miller Elementary School      | Elementary | KG–5   | 0.6 mi   |
| Murphy Middle School          | Middle     | 6–8    | 2.7 mi   |
| Plano East Senior High School | High       | 11–12  | 4.2 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 75082

|                   |                      |                      |                          |                  |                 |
|-------------------|----------------------|----------------------|--------------------------|------------------|-----------------|
| 70<br>CRIME INDEX | 103<br>AIR POLLUTION | 31,543<br>POPULATION | \$121K<br>MEDIAN IN-COME | 65°F<br>AVG TEMP | 62%<br>SUNSHINE |
|-------------------|----------------------|----------------------|--------------------------|------------------|-----------------|

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

## OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|