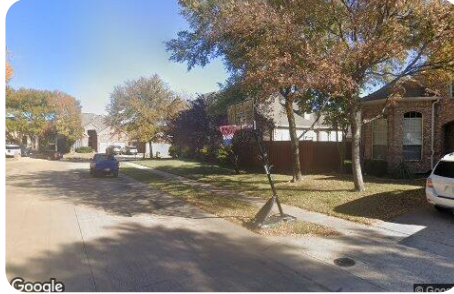


Single Family Residence **RESIDENTIAL**

413 ROCK RIDGE WAY

MCKINNEY, TX 75072

\$535,460 TopHap Estimate · \$194 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,754 ft²

LIVING AREA

2001

YEAR BUILT

2

STORIES

7

ROOMS

2

PARKING

VALUATION

\$535K

\$512K low

\$559K high

Est. Owner Equity

\$455,459

Loan-to-Value

15%

TAX & ASSESSMENT

Property Tax	\$7,979 (2024)
Assessed Value	\$508,305
Previous Assessed	\$520,959
Assessor Market Value	\$508,305

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 · 102 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 30, 2021	Financing	Venders Lien			\$416K
Apr 13, 2017	Financing	Warranty Deed			\$283K
Nov 11, 2014	Financing	Grant Deed			\$267K
Aug 24, 2011	Financing	Warranty Deed			\$173K
Dec 4, 2001	Financing	Grant Deed			\$181K
Apr 16, 2001	Financing	Grant Deed			\$151K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Glen Oaks Elementary School	Elementary	KG–5	0.5 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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