

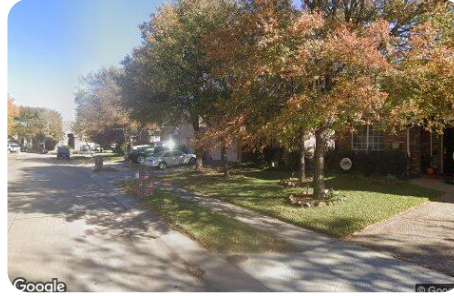
Single Family Residence

RESIDENTIAL

421 ROCK RIDGE WAY

MCKINNEY, TX 75072

\$485,052 TopHap Estimate · \$232 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

2

BATHS

2,095 ft²

LIVING AREA

2001

YEAR BUILT

1

STORIES

7

ROOMS

2

PARKING

VALUATION

\$485K

\$465K low

\$505K high

Est. Owner Equity

\$0

Loan-to-Value

113%

TAX & ASSESSMENT

Property Tax	\$5,861 (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)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Porch · 35 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 24, 2019	Financing	Warranty Deed			\$296K
May 22, 2015	Financing	Warranty Deed			\$191K
Nov 8, 2001	Recorded document	Grant Deed			

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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