

Single Family Residence **RESIDENTIAL**

# 5713 RIVER ROCK LN

PLANO, TX 75093

**\$1,201,329** TopHap Estimate · \$284 / ft<sup>2</sup> · confidence 95 · as of Jul 14, 2026



**5**  
BEDS

**6**  
BATHS

**4,235 ft<sup>2</sup>**  
LIVING AREA

**1998**  
YEAR BUILT

**2**  
STORIES

**10**  
ROOMS

**2**  
PARKING

## VALUATION

**\$1.2M**

\$1.1M low

\$1.3M high

Est. Owner Equity

**\$801,330**

Loan-to-Value

**33%**

## TAX & ASSESSMENT

|                       |                 |
|-----------------------|-----------------|
| Property Tax          | \$12,503 (2024) |
| Assessed Value        | \$1,090,231     |
| Previous Assessed     | \$939,461       |
| Assessor Market Value | \$1,090,231     |

## 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 · 197 ft²

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED          | PRICE | \$/FT² | LOAN   |
|--------------|-----------|---------------|-------|--------|--------|
| May 23, 2012 | Financing | Warranty Deed |       |        | \$423K |
| Mar 18, 2002 | Financing | Trustees Deed |       |        | \$45K  |

## ASSIGNED SCHOOLS

| SCHOOL                        | LEVEL      | GRADES | DISTANCE |
|-------------------------------|------------|--------|----------|
| Brinker Elementary School     | Elementary | KG–5   | 0.5 mi   |
| Renner Middle School          | Middle     | 6–8    | 0.6 mi   |
| Plano West Senior High School | High       | 11–12  | 0.8 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 75093

|                          |                            |                             |                                 |                         |                        |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>82</b><br>CRIME INDEX | <b>97</b><br>AIR POLLUTION | <b>57,376</b><br>POPULATION | <b>\$126K</b><br>MEDIAN IN-COME | <b>65°F</b><br>AVG TEMP | <b>62%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

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

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|