

Single Family Residence

RESIDENTIAL

314 CANYON RIDGE DR

RICHARDSON, TX 75080

\$557,881 TopHap Estimate · \$287 / ft² · confidence 98 · as of Jul 14, 2026



3

BATHS

1,947 ft²

LIVING AREA

0.25 ac

LOT SIZE

1971

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$558K

\$548K low

\$568K high

Last Sale

\$412,300 · May 19, 2026

Est. Owner Equity

\$247,881

Loan-to-Value

56%

TAX & ASSESSMENT

Property Tax	\$10,730 (2025)
Assessed Value	\$592,086
Previous Assessed	\$576,157
Assessor Market Value	\$592,086

PROPERTY FACTS

Property Type	Single Family Residence
County	COLLIN
Lot (acres)	0.25
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Porch · 264 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 18, 2026	Resale	Deed	\$412,300	\$212	\$310K
May 3, 2019	Financing	Warranty Deed			\$374K
May 11, 2015	Financing	Warranty Deed			\$283K
Jan 21, 2008	Quitclaim	Quit Claim Transfer			
May 19, 2000	Recorded document	Grant Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Aldridge Elementary School	Elementary	KG–5	0.6 mi
Wilson Middle School	Middle	6–8	1.7 mi
Plano Senior High School	High	11–12	3.2 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 75080

102 CRIME INDEX	105 AIR POLLUTION	59,499 POPULATION	\$93K MEDIAN IN-COME	65°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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