

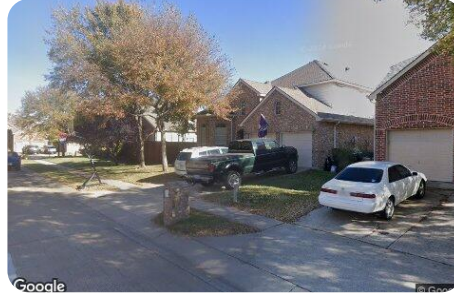
Single Family Residence

RESIDENTIAL

417 ROCK RIDGE WAY

MCKINNEY, TX 75072

\$456,901 TopHap Estimate · \$198 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

2,311 ft²

LIVING AREA

0.13 ac

LOT SIZE

2001

YEAR BUILT

2

STORIES

9

ROOMS

2

PARKING

VALUATION

\$457K

\$435K low

\$479K high

Last Sale

\$173,100 · Oct 7, 2011

Est. Owner Equity

\$305,901

Loan-to-Value

32%

TAX & ASSESSMENT

Property Tax	\$6,142 (2025)
Assessed Value	\$446,114
Previous Assessed	\$420,741
Assessor Market Value	\$446,114

PROPERTY FACTS

Property Type	Single Family Residence
County	COLLIN
Lot (acres)	0.13
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Porch · 30 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 4, 2011	Financing	Warranty Deed			\$139K
Oct 26, 2005	Financing	Venders Lien			\$161K
Jan 3, 2002	Financing	Grant Deed			\$165K

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
--------------------------------------	---	---	---	-------------------------------------	------------------------------------

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

| OWNERSHIP

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