

Community Information

1513 Coldwater Way, Crandall, TX 75114
469.202.6315

Approximate Association Fees, Assessments and Management (2026)

River Ridge Community Association, Inc. \$500/ annual base assessment
972.359.1548
customer care@nmitx.com

School District

Crandall ISD	crandall-isd.net
Opal Smith Elementary	smith.crandall-isd.net
Crandall Middle School	cms.crandall-isd.net
Crandall High School	chs.crandall-isd.net

Non-emergency

Police Department	972.427.3767
Fire Department	972.472.3679

Approximate Tax Rates (2025) Collected Annually

Combined tax rate	\$2.477973 per \$100
City of Crandall	0.750000%
Kaufman County	0.334478%
Crandall ISD	1.199200%
Trinity Valley Community College	0.113660%
Road and Bridge	0.080635%
PID	
50s	\$4,178 annually

Utilities/Services

Electric	OnCor
	888.313.4747
Gas	Atmos Energy
	888.286.6700
Water/Sewer	Crandall
	972.427.3771
Trash/Recycling	Crandall
	972.427.3771
Cable, Internet	AT&T or Spectrum
	877.460.4952 / 833.949.0036
Post Office	USPS Crandall
	800.275.8777

Please refer to the Governance Documents and current Master Association's Budget found in your Sales Documents and contact the HOA Management Company for a more thorough description of these and all other assessments, fees and responsibilities.

All information (including, but not limited to prices, views, availability, school assignments and ratings, incentives, floor plans, elevations, site plans, features, standards and options, assessments and fees, planned amenities, programs, conceptual artists' renderings and community development plans) is not guaranteed and remains subject to change, availability or delay without notice. Any community improvements, recreational features and amenities described are based upon current development plans, which are subject to change and under no obligation to be completed. Maps and plans are not to scale, are not intended to show specific detailing and all dimensions are approximate. Prices may not include lot premiums, upgrades, and options, depending on stage of construction. Community Association or other fees may be required. This communication is not intended to constitute an offering in violation of the law of any jurisdiction and in such cases our communications may be limited by the laws of your state. Please see a Taylor Morrison Community Sales Manager or Online Sales Manager for details and visit www.taylormorrison.com for additional disclaimers. © February 2026, Taylor Morrison of Texas, Inc. All rights reserved.

