

Residential (General/Single)

RESIDENTIAL

603 RIVER RIDGE DR

MCKINNEY, TX 75071

\$489,474 TopHap Estimate · confidence 92 · as of Jul 14, 2026

VALUATION

\$489K

\$452K low

\$527K high

Last Sale	\$428,914 · Feb 6, 2026
Est. Owner Equity	\$166,982
Loan-to-Value	72%

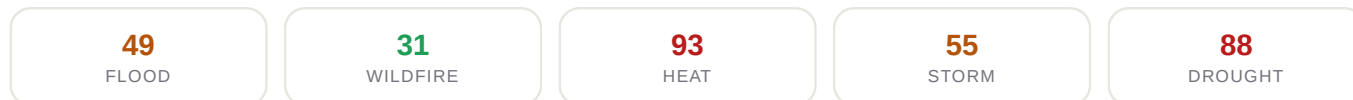
TAX & ASSESSMENT

Property Tax	\$4,295 (2025)
Assessed Value	\$69,300
Assessor Market Value	\$69,300

PROPERTY FACTS

Property Type	Residential (General/Single)
County	COLLIN
Pool	No

CLIMATE RISK



Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Southard Middle School	Middle	6–8	1.9 mi
Marcella Green Elementary School	Elementary	PK–5	2.1 mi
Princeton High School	High	9–12	3.3 mi

District: Princeton 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 75071



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

OWNERSHIP

Occupancy	Absentee owner
-----------	----------------