

Residential (General/Single)

RESIDENTIAL

513 RIVER RIDGE DR

MCKINNEY, TX 75071

\$453,400 TopHap Estimate · confidence 92 · as of Jul 14, 2026



VALUATION

\$453K

\$418K low

\$489K high

Last Sale

\$396,995 · Apr 20, 2026

Est. Owner Equity

\$154,907

Loan-to-Value

66%

TAX & ASSESSMENT

Property Tax

\$4,236 (2025)

Assessed Value

\$66,150

Assessor Market Value

\$66,150

PROPERTY FACTS

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

CLIMATE RISK

45 FLOOD	35 WILDFIRE	93 HEAT	55 STORM	88 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Apr 20, 2026	Non-arms-length	Special Warranty Deed	\$396,995		\$298K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Southard Middle School	Middle	6–8	1.8 mi
Marcella Green Elementary School	Elementary	PK–5	2.0 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

47 CRIME INDEX	102 AIR POLLUTION	73,633 POPULATION	\$129K MEDIAN IN-COME	64°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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