

Single Family Residence

RESIDENTIAL

604 RIVER RIDGE DR

MCKINNEY, TX 75071

\$431,127 TopHap Estimate · \$138 / ft² · confidence 92 · as of Jul 14, 2026

4

BEDS

4

BATHS

3,116 ft²

LIVING AREA

2025

YEAR BUILT

2

STORIES

VALUATION

\$431K

\$397K low

\$465K high

Est. Owner Equity

\$62,920

Loan-to-Value

90%

TAX & ASSESSMENT

Assessed Value

\$66,150

Previous Assessed

\$66,150

Assessor Market Value

\$66,150

PROPERTY FACTS

Property Type	Single Family Residence
County	Collin

CLIMATE RISK

48 FLOOD	39 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
Dec 5, 2025	Financing	Venders Lien			\$368K

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

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