

Single Family Residence

RESIDENTIAL

612 RIVER RIDGE DR

MCKINNEY, TX 75071

\$313,413 TopHap Estimate · \$151 / ft² · confidence 96 · as of Jul 14, 2026

4

BEDS

3

BATHS

2,077 ft²

LIVING AREA

2025

YEAR BUILT

1

STORIES

VALUATION

\$313K

\$300K low

\$327K high

Est. Owner Equity

\$313,413

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

49 FLOOD	36 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
Oct 29, 2025	Financing	Special Warranty Deed			

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	3.4 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