

Single Family Residence

RESIDENTIAL

616 RIVER RIDGE DR

MCKINNEY, TX 75071

\$393,991 TopHap Estimate · \$126 / ft² · confidence 92 · as of Jul 14, 2026

4

BEDS

4

BATHS

3,116 ft²

LIVING AREA

2025

YEAR BUILT

2

STORIES

VALUATION

\$394K

\$363K low

\$425K high

Est. Owner Equity

\$123,991

Loan-to-Value

70%

TAX & ASSESSMENT

Assessed Value

\$69,300

Assessor Market Value

\$69,300

PROPERTY FACTS

Property Type	Single Family Residence
County	Collin

CLIMATE RISK

45 FLOOD	29 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
Sep 18, 2025	Financing	Venders Lien			\$270K

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