

Residential (General/Single)

RESIDENTIAL

522 RIVER RIDGE DR

MCKINNEY, TX 75071

\$309,505 TopHap Estimate · confidence 85 · as of Jun 23, 2026

VALUATION

\$310K

\$263K low

\$356K high

Est. Owner Equity

\$309,505

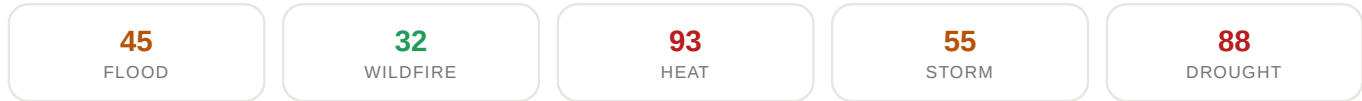
TAX & ASSESSMENT

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



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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 5, 2026	Financing	Warranty Deed			
Nov 25, 2025	Financing	Venders Lien			\$240K

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
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