

Single Family Residence

RESIDENTIAL

610 RIVER RIDGE DR

MCKINNEY, TX 75071

\$308,686 TopHap Estimate · \$101 / ft² · confidence 85 · as of Jun 23, 2026

5

BEDS

3

BATHS

3,045 ft²

LIVING AREA

2025

YEAR BUILT

2

STORIES

VALUATION

\$309K

\$262K low

\$355K high

Est. Owner Equity

\$308,686

TAX & ASSESSMENT

Assessed Value	\$66,150
----------------	-----------------

Assessor Market Value	\$66,150
-----------------------	-----------------

PROPERTY FACTS

Property Type	Single Family Residence
County	Collin

CLIMATE RISK

49 FLOOD	40 WILDFIRE	93 HEAT	55 STORM	88 DROUGHT
-------------	----------------	------------	-------------	---------------

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

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
-------------------	----------------------	----------------------	--------------------------	------------------	-----------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
-----------	----------------