

Single Family Residence

RESIDENTIAL

# 602 RIVER RIDGE DR

MCKINNEY, TX 75071

**\$387,408** TopHap Estimate · \$127 / ft<sup>2</sup> · confidence 92 · as of Jul 14, 2026

5

BEDS

3

BATHS

3,045 ft<sup>2</sup>

LIVING AREA

2025

YEAR BUILT

2

STORIES

## VALUATION

**\$387K**

\$356K low

\$419K high

Est. Owner Equity

**\$387,408**

## TAX & ASSESSMENT

|                       |                 |
|-----------------------|-----------------|
| Assessed Value        | <b>\$66,150</b> |
| Assessor Market Value | <b>\$66,150</b> |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | Collin                  |

## CLIMATE RISK

|             |                |            |             |               |
|-------------|----------------|------------|-------------|---------------|
| 45<br>FLOOD | 32<br>WILDFIRE | 93<br>HEAT | 55<br>STORM | 88<br>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   | 3.3 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<br>CRIME INDEX | 102<br>AIR POLLUTION | 73,633<br>POPULATION | \$129K<br>MEDIAN IN-COME | 64°F<br>AVG TEMP | 62%<br>SUNSHINE |
|-------------------|----------------------|----------------------|--------------------------|------------------|-----------------|

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

## OWNERSHIP

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