

Single Family Residence **RESIDENTIAL**

7576 RIVER RIDGE DR

COLLEGE STATION, TX 77845

\$854,069 TopHap Estimate · \$209 / ft² · confidence 95 · as of Jul 14, 2026



4
BEDS

4
BATHS

4,091 ft²
LIVING AREA

2.73 ac
LOT SIZE

2002
YEAR BUILT

2
STORIES

3
PARKING

VALUATION

\$854K

\$812K low

\$897K high

Est. Owner Equity

\$161,909

Loan-to-Value

80%

TAX & ASSESSMENT

Assessed Value	\$893,432
Previous Assessed	\$893,432
Assessor Market Value	\$893,432

PROPERTY FACTS

Property Type	Single Family Residence
County	Brazos
Lot (acres)	2.73
Foundation	Mat/Raft Foundation (Slab)
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Carport (Unspecified)

Porch · 1,031 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 22, 2025	Financing	Venders Lien			\$692K
Dec 19, 2022	Financing	Venders Lien			\$604K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Wellborn Middle School	Middle	7–8	3.3 mi
River Bend Elementary School	Elementary	PK–4	4.5 mi
A&M Consolidated High School	High	9–12	6.5 mi

District: College Station 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 77845

65 CRIME INDEX	103 AIR POLLUTION	73,323 POPULATION	\$94K MEDIAN IN-COME	68°F AVG TEMP	60% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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