

Single Family Residence **RESIDENTIAL**

7610 RIVER RIDGE DR

COLLEGE STATION, TX 77845

\$1,098,152 TopHap Estimate · \$275 / ft² · confidence 91 · as of Jul 14, 2026



3,993 ft²
LIVING AREA

7.23 ac
LOT SIZE

2001
YEAR BUILT

2
STORIES

5
PARKING

VALUATION

\$1.1M

\$1M low

\$1.2M high

Est. Owner Equity

\$577,902

Loan-to-Value

45%

TAX & ASSESSMENT

Property Tax	\$12,118 (2024)
Assessed Value	\$997,280
Previous Assessed	\$906,618
Assessor Market Value	\$1,100,653

PROPERTY FACTS

Property Type	Single Family Residence
County	Brazos
Lot (acres)	7.23
Foundation	Mat/Raft Foundation (Slab)
Heating	Central
Cooling	Central
Garage	Mixed
Pool	Yes

Porch · 709 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jun 29, 2017	Recorded document	Trustees Deed			
Nov 30, 1985	Financing	Trustees Deed			\$520K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Wellborn Middle School	Middle	7–8	3.3 mi
River Bend Elementary School	Elementary	PK–4	4.7 mi
A&M Consolidated High School	High	9–12	6.6 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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