

Single Family Residence **RESIDENTIAL**

7597 RIVER RIDGE DR

COLLEGE STATION, TX 77845

\$1,042,419 TopHap Estimate · \$296 / ft² · confidence 94 · as of Jun 23, 2026



4

BEDS

5

BATHS

3,520 ft²

LIVING AREA

1.69 ac

LOT SIZE

2016

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$1M

\$980K low

\$1.1M high

Est. Owner Equity

\$554,419

Loan-to-Value

47%

TAX & ASSESSMENT

Property Tax	\$8,417 (2024)
Assessed Value	\$715,342
Previous Assessed	\$650,311
Assessor Market Value	\$923,631

PROPERTY FACTS

Property Type	Single Family Residence
County	Brazos
Lot (acres)	1.69
Construction	Concrete Blocks
Foundation	Mat/Raft Foundation (Slab)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Porch · 1,457 ft²

Outdoor kitchen

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 8, 2008	Financing	Warranty Deed			\$132K
Sep 24, 2004	Recorded document	Warranty Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Wellborn Middle School	Middle	7–8	3.2 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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