

Single Family Residence **RESIDENTIAL**

# 164 RUNNING RIVER DR

BOYD, TX 76023

**\$268,351** TopHap Estimate · \$201 / ft<sup>2</sup> · confidence 94 · as of Jul 14, 2026



**1,333 ft<sup>2</sup>**  
LIVING AREA

**0.11 ac**  
LOT SIZE

**2023**  
YEAR BUILT

**1**  
STORIES

**2**  
PARKING

## VALUATION

**\$268K**

\$252K low

\$285K high

Last Sale

**\$546,270 · May 6, 2024**

Est. Owner Equity

**\$0**

Loan-to-Value

**147%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$4,275 (2025) |
| Assessed Value        | \$255,718      |
| Previous Assessed     | \$152,478      |
| Assessor Market Value | \$255,718      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | WISE                    |
| Lot (acres)   | 0.11                    |
| Heating       | Central                 |
| Cooling       | Central                 |
| Garage        | Garage, Attached        |
| Pool          | No                      |
| View          | Rural                   |

Porch · 153 ft<sup>2</sup>

## CLIMATE RISK

|             |                |            |             |                |
|-------------|----------------|------------|-------------|----------------|
| 35<br>FLOOD | 81<br>WILDFIRE | 92<br>HEAT | 44<br>STORM | 100<br>DROUGHT |
|-------------|----------------|------------|-------------|----------------|

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

## TRANSACTION HISTORY

| DATE        | TYPE      | DEED         | PRICE | \$/FT <sup>2</sup> | LOAN   |
|-------------|-----------|--------------|-------|--------------------|--------|
| May 2, 2024 | Financing | Venders Lien |       |                    | \$411K |

## ASSIGNED SCHOOLS

| SCHOOL                 | LEVEL      | GRADES | DISTANCE |
|------------------------|------------|--------|----------|
| Boyd Middle School     | Middle     | 7–8    | 0.7 mi   |
| Boyd High School       | High       | 9–12   | 0.8 mi   |
| Boyd Elementary School | Elementary | EE–4   | 1.0 mi   |

District: Boyd 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 76023

|                           |                             |                            |                                |                         |                        |
|---------------------------|-----------------------------|----------------------------|--------------------------------|-------------------------|------------------------|
| <b>112</b><br>CRIME INDEX | <b>103</b><br>AIR POLLUTION | <b>9,175</b><br>POPULATION | <b>\$82K</b><br>MEDIAN IN-COME | <b>65°F</b><br>AVG TEMP | <b>64%</b><br>SUNSHINE |
|---------------------------|-----------------------------|----------------------------|--------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|