

Single Family Residence **RESIDENTIAL**

204 RUNNING RIVER DR

BOYD, TX 76023

\$280,815 TopHap Estimate · \$179 / ft² · confidence 93 · as of Jul 14, 2026



1,570 ft²
LIVING AREA

0.11 ac
LOT SIZE

2023
YEAR BUILT

1
STORIES

2
PARKING

VALUATION

\$281K

\$262K low

\$300K high

Last Sale

\$276,273 · Mar 8, 2024

Est. Owner Equity

\$4,310

Loan-to-Value

99%

TAX & ASSESSMENT

Property Tax	\$4,655 (2025)
Assessed Value	\$278,203
Previous Assessed	\$164,820
Assessor Market Value	\$278,203

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 · 103 ft²

CLIMATE RISK

35
FLOOD

81
WILDFIRE

92
HEAT

44
STORM

100
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 7, 2024	Financing	Venders Lien			\$274K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Boyd Middle School	Middle	7–8	0.7 mi
Boyd High School	High	9–12	0.7 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

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

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

OWNERSHIP

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