

Single Family Residence

RESIDENTIAL

448 FALLING RIVER RUN

KYLE, TX 78640

\$520,176 TopHap Estimate · \$150 / ft² · confidence 88 · as of Jul 14, 2026

3,468 ft²

LIVING AREA

0.21 ac

LOT SIZE

2024

YEAR BUILT

VALUATION

\$520K

\$460K low

\$580K high

Est. Owner Equity

\$520,176

TAX & ASSESSMENT

Property Tax	\$4,832 (2024)
Assessed Value	\$724,790
Previous Assessed	\$92,925
Assessor Market Value	\$724,790

PROPERTY FACTS

Property Type	Single Family Residence
County	Hays
Lot (acres)	0.21

Garage

Mixed

Porch · 176 ft²

CLIMATE RISK

17
FLOOD

56
WILDFIRE

99
HEAT

46
STORM

30
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 29, 2024	Financing	Warranty Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
R C Barton Middle School	Middle	6–8	2.1 mi
Jack C. Hays High School	High	9–12	2.4 mi
Jim Cullen Elementary School	Elementary	PK–5	3.2 mi

District: Hays Consolidated 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 78640

60
CRIME INDEX

86
AIR POLLUTION

80,309
POPULATION

\$81K
MEDIAN IN-
COME

68°F
AVG TEMP

60%
SUNSHINE

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

OWNERSHIP

Occupancy

Owner occupied