

Single Family Residence **RESIDENTIAL**

470 FALLING RIVER RUN

KYLE, TX 78640

\$560,918 TopHap Estimate · \$183 / ft² · confidence 92 · as of Jul 14, 2026

3
BEDS

3
BATHS

3,068 ft²
LIVING AREA

0.23 ac
LOT SIZE

2023
YEAR BUILT

VALUATION

\$561K

\$513K low

\$608K high

Est. Owner Equity

\$560,918

TAX & ASSESSMENT

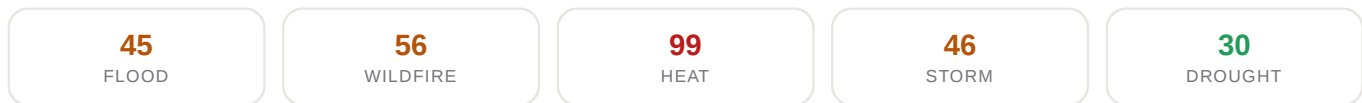
Property Tax	\$11,338 (2024)
Assessed Value	\$475,935
Previous Assessed	\$463,358
Assessor Market Value	\$475,935

PROPERTY FACTS

Property Type	Single Family Residence
County	Hays
Lot (acres)	0.23
Foundation	Mat/Raft Foundation (Slab)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Garage	Mixed

Porch · 377 ft²

CLIMATE RISK



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

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

OWNERSHIP

Occupancy	Absentee owner
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