

Residential (General/Single)

RESIDENTIAL

492 FALLING RIVER RUN

KYLE, TX 78640

\$654,805 TopHap Estimate · \$225 / ft² · confidence 91 · as of Jul 14, 2026

4

BEDS

4

BATHS

2,916 ft²

LIVING AREA

0.24 ac

LOT SIZE

2023

YEAR BUILT

VALUATION

\$655K

\$598K low

\$711K high

Est. Owner Equity

\$0

Loan-to-Value

105%

TAX & ASSESSMENT

Property Tax

\$9,832 (2024)

Assessed Value

\$647,080

Previous Assessed

\$377,606

Assessor Market Value

\$647,080

PROPERTY FACTS

Property Type	Residential (General/Single)
County	Hays
Lot (acres)	0.24
Foundation	Mat/Raft Foundation (Slab)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Garage	Mixed

Porch · 341 ft²

CLIMATE RISK

45 FLOOD	56 WILDFIRE	99 HEAT	46 STORM	30 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Apr 12, 2024	Financing	Venders Lien			\$689K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
R C Barton Middle School	Middle	6–8	2.2 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	Owner occupied
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