

Single Family Residence **RESIDENTIAL**

7217 BRAZOS RIVER LN

DENTON, TX 76208

\$358,464 TopHap Estimate · \$206 / ft² · confidence 94 · as of Jul 14, 2026



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3

BEDS

2

BATHS

1,743 ft²

LIVING AREA

0.14 ac

LOT SIZE

2024

YEAR BUILT

1

STORIES

1

PARKING

VALUATION

\$358K

\$338K low

\$379K high

Est. Owner Equity

\$26,553

Loan-to-Value

92%

TAX & ASSESSMENT

Property Tax	\$214 (2024)
Assessed Value	\$351,795
Previous Assessed	\$11,103
Assessor Market Value	\$351,795

PROPERTY FACTS

Property Type	Single Family Residence
County	Denton
Lot (acres)	0.14
Construction	Brick
Foundation	Mat/Raft Foundation (Slab)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Garage	Garage, Attached

Porch · 112 ft²

CLIMATE RISK

52
FLOOD

64
WILDFIRE

92
HEAT

48
STORM

74
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jan 30, 2025	Financing	Venders Lien			\$332K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Ryan High School	High	9–12	1.7 mi
Myers Middle School	Middle	6–8	2.3 mi
Evan Swan Hodge Elementary School	Elementary	KG–5	4.5 mi

District: Denton Independent School District



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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 76208

94 CRIME INDEX	108 AIR POLLUTION	32,119 POPULATION	\$105K MEDIAN IN-COME	65°F AVG TEMP	62% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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