

Residential (General/Single) **RESIDENTIAL**

7201 BRAZOS RIVER LN

DENTON, TX 76208

\$367,878 TopHap Estimate · \$190 / ft² · confidence 94 · as of Jul 14, 2026



Google Map data ©2026 Imagery ©2026 Maxar Technologies

Google Map data ©2026

1,938 ft²
LIVING AREA

0.13 ac
LOT SIZE

1
STORIES

2
PARKING

VALUATION

\$368K

\$344K low

\$392K high

Est. Owner Equity

\$0

Loan-to-Value

102%

TAX & ASSESSMENT

Property Tax	\$209 (2024)
Assessed Value	\$193,254
Previous Assessed	\$10,847
Assessor Market Value	\$193,254

PROPERTY FACTS

Property Type	Residential (General/Single)
County	Denton
Lot (acres)	0.13
Garage	Garage, Attached

Porch · 74 ft²

CLIMATE RISK

51
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
Jun 6, 2025	Financing	Venders Lien			\$375K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Ryan High School	High	9–12	1.6 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



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
--------------------------	-----------------------------	-----------------------------	---------------------------------	-------------------------	------------------------

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

OWNERSHIP

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