

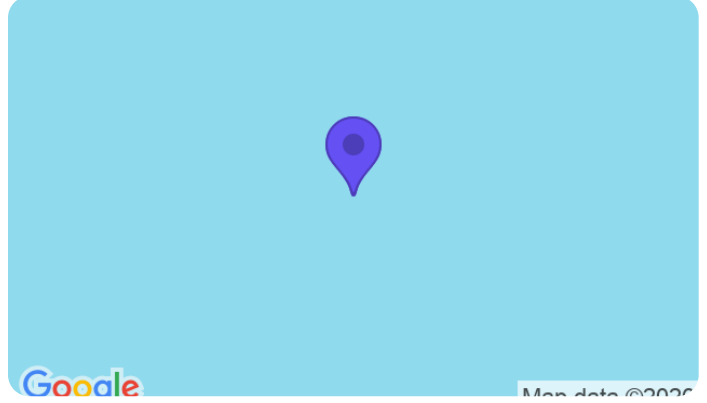
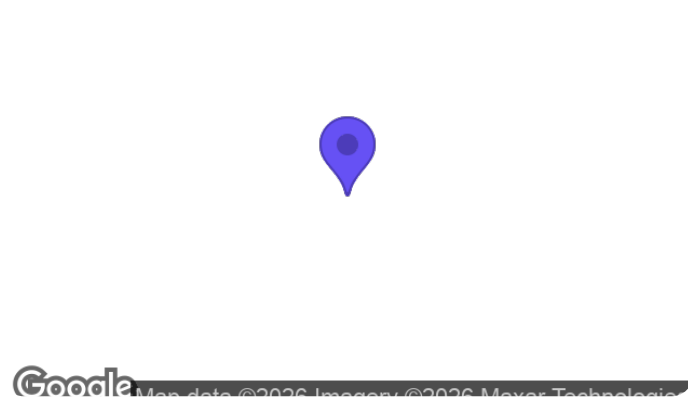
Residential (General/Single)

RESIDENTIAL

7117 BRAZOS RIVER LN

DENTON, TX 76208

\$359,240 TopHap Estimate · \$180 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,991 ft²

LIVING AREA

0.15 ac

LOT SIZE

2024

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$359K

\$336K low

\$382K high

Est. Owner Equity

\$46,024

Loan-to-Value

87%

TAX & ASSESSMENT

Property Tax	\$216 (2024)
Assessed Value	\$170,154
Previous Assessed	\$11,197
Assessor Market Value	\$170,154

PROPERTY FACTS

Property Type	Residential (General/Single)
County	Denton
Lot (acres)	0.15
Construction	Brick
Foundation	Mat/Raft Foundation (Slab)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Garage	Garage, Attached

Porch · 58 ft²

CLIMATE RISK

67

FLOOD

65

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
Mar 28, 2025	Financing	Venders Lien			\$313K

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

OWNERSHIP

Occupancy	Owner occupied
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