

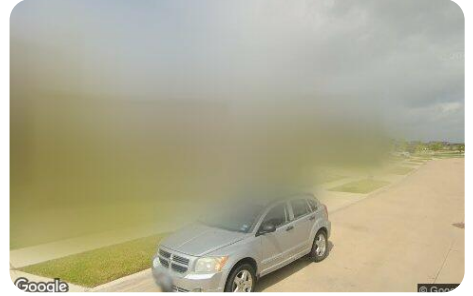
Residential (General/Single)

**RESIDENTIAL**

# 4526 RIVER RUN RD

CRANDALL, TX 75114

**\$243,297** TopHap Estimate · \$160 / ft<sup>2</sup> · confidence 93 · as of Jul 14, 2026



**1,520 ft<sup>2</sup>**  
LIVING AREA

**0.11 ac**  
LOT SIZE

**2024**  
YEAR BUILT

**1**  
STORIES

**2**  
PARKING

## VALUATION

**\$243K**

\$227K low

\$260K high

Est. Owner Equity

**\$0**

Loan-to-Value

**100%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$1,615 (2024) |
| Assessed Value        | \$198,400      |
| Previous Assessed     | \$58,000       |
| Assessor Market Value | \$198,400      |

## PROPERTY FACTS

|               |                              |
|---------------|------------------------------|
| Property Type | Residential (General/Single) |
| County        | Kaufman                      |
| Lot (acres)   | 0.11                         |
| Construction  | Brick                        |
| Roof          | Composition Shingle          |
| Garage        | Garage, Attached             |

Porch · 180 ft²

## CLIMATE RISK

35  
FLOOD

44  
WILDFIRE

95  
HEAT

59  
STORM

37  
DROUGHT

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

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED         | PRICE | \$/FT² | LOAN   |
|--------------|-----------|--------------|-------|--------|--------|
| Jan 16, 2025 | Financing | Venders Lien |       |        | \$245K |

## ASSIGNED SCHOOLS

| SCHOOL                       | LEVEL      | GRADES | DISTANCE |
|------------------------------|------------|--------|----------|
| Noble-Reed Elementary School | Elementary | PK–6   | 1.1 mi   |
| Crandall Middle School       | Middle     | 7–8    | 3.3 mi   |
| Crandall High School         | High       | 10–12  | 3.5 mi   |

District: Crandall 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 75114

|                          |                            |                             |                                |                         |                        |
|--------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>77</b><br>CRIME INDEX | <b>94</b><br>AIR POLLUTION | <b>15,157</b><br>POPULATION | <b>\$88K</b><br>MEDIAN IN-COME | <b>65°F</b><br>AVG TEMP | <b>62%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|