

Residential (General/Single) **RESIDENTIAL**

4522 RIVER RUN RD

CRANDALL, TX 75114

\$277,437 TopHap Estimate · \$127 / ft² · confidence 86 · as of Jul 14, 2026



2,182 ft²
LIVING AREA

0.11 ac
LOT SIZE

2
STORIES

2
PARKING

VALUATION

\$277K

\$238K low

\$317K high

Last Sale

\$378,451 · Jun 5, 2026

Est. Owner Equity

\$0

Loan-to-Value

102%

TAX & ASSESSMENT

Property Tax	\$6,564 (2025)
Assessed Value	\$233,100
Previous Assessed	\$58,000
Assessor Market Value	\$233,100

PROPERTY FACTS

Property Type	Residential (General/Single)
County	KAUFMAN
Lot (acres)	0.11
Roof	Composition Shingle
Heating	Central
Cooling	Central
Garage	Garage, Attached
Pool	No

Porch · 140 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
May 29, 2026	Resale	Deed	\$378,451	\$173	\$285K
Feb 6, 2025	Financing	Venders Lien			\$285K

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

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

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

|
 OWNERSHIP

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