

Residential (General/Single)

RESIDENTIAL

4520 RIVER RUN RD

CRANDALL, TX 75114

\$316,448 TopHap Estimate · \$136 / ft² · confidence 96 · as of Jul 14, 2026



2,320 ft²
LIVING AREA

0.11 ac
LOT SIZE

2024
YEAR BUILT

2
STORIES

2
PARKING

VALUATION

\$316K

\$304K low

\$329K high

Est. Owner Equity

\$25,958

Loan-to-Value

85%

TAX & ASSESSMENT

Property Tax	\$1,615 (2024)
Assessed Value	\$240,100
Previous Assessed	\$58,000
Assessor Market Value	\$240,100

PROPERTY FACTS

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

Porch · 130 ft²

CLIMATE RISK

35
FLOOD

45
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
Mar 27, 2025	Financing	Venders Lien			\$290K

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

OWNERSHIP

Occupancy	Owner occupied
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