

Single Family Residence **RESIDENTIAL**

265 ROCK RUN RD

YARDLEY, PA 19067

\$759,397 TopHap Estimate · \$338 / ft² · confidence 96 · as of Jul 14, 2026



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BEDS

2.5

BATHS

2,248 ft²

LIVING AREA

0.29 ac

LOT SIZE

1996

YEAR BUILT

2

STORIES

8

ROOMS

VALUATION

\$759K

\$725K low

\$793K high

Last Sale

\$466,000 · Dec 12, 2017

Est. Owner Equity

\$274,397

Loan-to-Value

63%

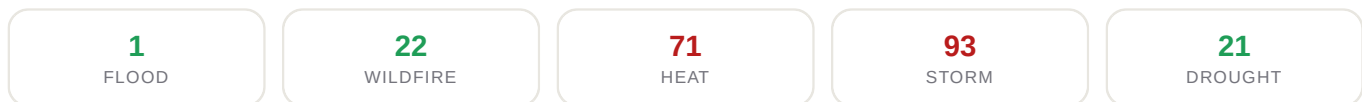
TAX & ASSESSMENT

Property Tax	\$11,555 (2025)
Assessed Value	\$46,490
Previous Assessed	\$46,490

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	BUCKS
Lot (acres)	0.29
Construction	Frame (Unspecified)
Heating	Yes
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK



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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Dec 8, 2017	Resale	Deed	\$466,000	\$207	\$340K
Mar 23, 2017	Quitclaim	Quit Claim Transfer			
Mar 13, 1997	Resale	Grant Deed	\$232,650	\$103	\$160K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Eleanor Roosevelt Elementary School	Elementary	KG–5	0.8 mi
Pennwood Middle School	Middle	6–8	0.9 mi
Pennsbury High School	High	9–12	2.3 mi

District: Pennsbury School District



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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 19067

61 CRIME INDEX	97 AIR POLLUTION	54,608 POPULATION	\$130K MEDIAN IN-COME	54°F AVG TEMP	56% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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