

Single Family Residence **RESIDENTIAL**

# 7812 RIVER RUN

GRANBURY, TX 76049

**\$271,078** TopHap Estimate · \$121 / ft<sup>2</sup> · confidence 96 · as of Jul 14, 2026



**2,243 ft<sup>2</sup>**  
LIVING AREA

**1983**  
YEAR BUILT

**1**  
STORIES

## VALUATION

**\$271K**

\$260K low

\$282K high

Est. Owner Equity

**\$148,078**

Loan-to-Value

**45%**

## TAX & ASSESSMENT

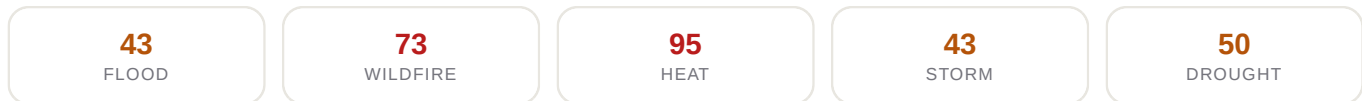
|                       |                |
|-----------------------|----------------|
| Property Tax          | \$1,327 (2023) |
| Assessed Value        | \$257,020      |
| Previous Assessed     | \$257,020      |
| Assessor Market Value | \$257,020      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | Hood                    |
| Heating       | None                    |
| Garage        | Carport (Unspecified)   |

Porch · 268 ft²

## CLIMATE RISK



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

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED          | PRICE | \$/FT² | LOAN   |
|--------------|-----------|---------------|-------|--------|--------|
| Jan 27, 2016 | Financing | Warranty Deed |       |        | \$123K |

## ASSIGNED SCHOOLS

| SCHOOL                  | LEVEL      | GRADES | DISTANCE |
|-------------------------|------------|--------|----------|
| Acton Elementary School | Elementary | EE–5   | 4.4 mi   |
| Acton Middle School     | Middle     | 6–8    | 5.4 mi   |
| Granbury High School    | High       | 9–12   | 9.3 mi   |

District: Granbury 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 76049

|                                      |                                        |                                         |                                            |                                     |                                    |
|--------------------------------------|----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|
| <div>74</div> <div>CRIME INDEX</div> | <div>98</div> <div>AIR POLLUTION</div> | <div>33,269</div> <div>POPULATION</div> | <div>\$93K</div> <div>MEDIAN IN-COME</div> | <div>65°F</div> <div>AVG TEMP</div> | <div>59%</div> <div>SUNSHINE</div> |
|--------------------------------------|----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|

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

OWNERSHIP

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