

Single Family Residence **RESIDENTIAL**

7609 RIVER RUN

GRANBURY, TX 76049

\$216,905 TopHap Estimate · \$151 / ft² · confidence 96 · as of Jul 14, 2026



1,440 ft²
LIVING AREA

1997
YEAR BUILT

1
STORIES

1
PARKING

VALUATION

\$217K

\$208K low

\$226K high

Est. Owner Equity

\$85,405

Loan-to-Value

57%

TAX & ASSESSMENT

Property Tax	\$1,147 (2025)
Assessed Value	\$180,340
Previous Assessed	\$173,459
Assessor Market Value	\$180,340

PROPERTY FACTS

Property Type	Single Family Residence
County	Hood
Heating	None
Garage	Carport (Unspecified)
Pool	No

Porch · 181 ft²

CLIMATE RISK

10 FLOOD	74 WILDFIRE	95 HEAT	43 STORM	50 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jan 4, 2021	Financing	Venders Lien			\$132K
Oct 8, 2015	Financing	Loan 1 (Only) Is A Reverse Mortgage			\$119K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Acton Elementary School	Elementary	EE–5	4.2 mi
Acton Middle School	Middle	6–8	5.2 mi
Granbury High School	High	9–12	9.2 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.

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 NEIGHBORHOOD · ZIP 76049

74 CRIME INDEX	98 AIR POLLUTION	33,269 POPULATION	\$93K MEDIAN IN-COME	65°F AVG TEMP	59% SUNSHINE
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Index values: 100 = US average; lower is better.

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 OWNERSHIP

Occupancy	Owner occupied
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