

Single Family Residence **RESIDENTIAL**

8001 RIVER RUN

GRANBURY, TX 76049

\$195,746 TopHap Estimate · \$93 / ft² · confidence 72 · as of Jul 14, 2026



2,096 ft²
LIVING AREA

1985
YEAR BUILT

1
STORIES

VALUATION

\$196K

\$142K low

\$250K high

Est. Owner Equity

\$195,746

TAX & ASSESSMENT

Property Tax **\$1,782 (2025)**

Assessed Value **\$148,620**

Previous Assessed	\$154,070
Assessor Market Value	\$148,620

PROPERTY FACTS

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

Porch · 112 ft²

CLIMATE RISK

39
FLOOD

72
WILDFIRE

95
HEAT

43
STORM

50
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 10, 2020	Quitclaim	Quit Claim Transfer			
Mar 23, 2018	Recorded document	Warranty Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Acton Elementary School	Elementary	EE–5	4.5 mi
Acton Middle School	Middle	6–8	5.6 mi
Granbury High School	High	9–12	9.5 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

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.

OWNERSHIP

Occupancy	Absentee owner
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