

Single Family Residence **RESIDENTIAL**

7816 RIVER RUN

GRANBURY, TX 76049

\$550,559 TopHap Estimate · \$201 / ft² · confidence 81 · as of Jul 14, 2026



2,736 ft²
LIVING AREA

1984
YEAR BUILT

1
STORIES

5
PARKING

VALUATION

\$551K

\$446K low

\$655K high

Est. Owner Equity

\$296,059

Loan-to-Value

48%

TAX & ASSESSMENT

Property Tax	\$4,017 (2025)
Assessed Value	\$429,151
Previous Assessed	\$390,137
Assessor Market Value	\$485,380

PROPERTY FACTS

Property Type	Single Family Residence
County	Hood
Heating	None
Garage	Mixed
Pool	Yes

Porch · 236 ft²

CLIMATE RISK

43 FLOOD	73 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
Mar 14, 2019	Financing	Venders Lien			\$252K
Feb 8, 2012	Financing	Warranty Deed			\$135K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Acton Elementary School	Elementary	EE–5	4.3 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

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	Owner occupied
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