

Single Family Residence **RESIDENTIAL**

7808 RIVER RUN

GRANBURY, TX 76049

\$231,968 TopHap Estimate · \$129 / ft² · confidence 82 · as of Jul 14, 2026



1,802 ft²
LIVING AREA

0.14 ac
LOT SIZE

1991
YEAR BUILT

1
STORIES

VALUATION

\$232K

\$190K low

\$274K high

Est. Owner Equity

\$220,968

Loan-to-Value

4%

TAX & ASSESSMENT

Property Tax	\$1,200 (2025)
Assessed Value	\$212,294
Previous Assessed	\$192,995
Assessor Market Value	\$237,700

PROPERTY FACTS

Property Type	Single Family Residence
County	HOOD
Lot (acres)	0.14
Garage	Mixed
Pool	No

Porch · 152 ft²

CLIMATE RISK

10
FLOOD

74
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
Jan 23, 2026	Financing	Transfer On Death Deed			
Jan 23, 2026	Financing	Transfer On Death Deed			

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
--------------------------	----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

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

OWNERSHIP

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