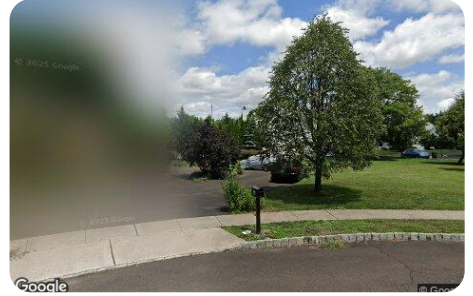


Single Family Residence **RESIDENTIAL**

276 ROCK RUN RD

YARDLEY, PA 19067

\$839,999 TopHap Estimate · \$279 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

3,010 ft²

LIVING AREA

0.76 ac

LOT SIZE

1975

YEAR BUILT

2

STORIES

8

ROOMS

VALUATION

\$840K

\$807K low

\$873K high

Est. Owner Equity

\$343,402

Loan-to-Value

58%

TAX & ASSESSMENT

Property Tax	\$11,692 (2025)
Assessed Value	\$47,040
Previous Assessed	\$47,040

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	BUCKS
Lot (acres)	0.76
Construction	Masonry/Concrete Masonry Units (Cmus)
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Detached
Pool	No

CLIMATE RISK

47 FLOOD	22 WILDFIRE	71 HEAT	93 STORM	21 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Apr 27, 2007	Quitclaim	Quit Claim Transfer			\$195K
May 3, 1995	Non-arms-length	Grant Deed	\$11,464,000	\$3809	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Eleanor Roosevelt Elementary School	Elementary	KG–5	0.9 mi
Pennwood Middle School	Middle	6–8	0.9 mi
Pennsbury High School	High	9–12	2.4 mi

District: Pennsbury 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 19067

61 CRIME INDEX	97 AIR POLLUTION	54,608 POPULATION	\$130K MEDIAN IN-COME	54°F AVG TEMP	56% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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