

Single Family Residence **RESIDENTIAL**

278 ROCK RUN RD

YARDLEY, PA 19067

\$900,538 TopHap Estimate · \$282 / ft² · confidence 93 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

3,196 ft²

LIVING AREA

0.58 ac

LOT SIZE

1996

YEAR BUILT

2

STORIES

9

ROOMS

VALUATION

\$901K

\$837K low

\$964K high

Last Sale

\$855,000 · Jul 28, 2022

Est. Owner Equity

\$216,538

Loan-to-Value

77%

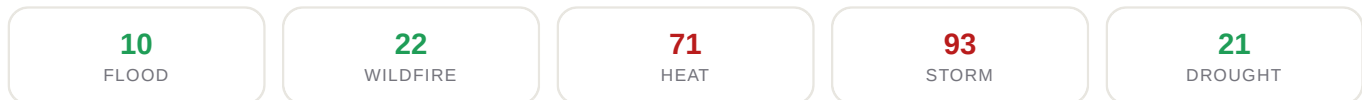
TAX & ASSESSMENT

Property Tax	\$13,052 (2025)
Assessed Value	\$52,510
Previous Assessed	\$52,510

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	BUCKS
Lot (acres)	0.58
Construction	Frame (Unspecified)
Heating	Yes
Cooling	Central
Fireplace	Yes
Pool	Yes

CLIMATE RISK



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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jun 13, 2022	Resale	Deed	\$855,000	\$268	\$684K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Eleanor Roosevelt Elementary School	Elementary	KG–5	0.9 mi
Pennwood Middle School	Middle	6–8	1.0 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
--------------------------	----------------------------	-----------------------------	---------------------------------	-------------------------	------------------------

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

OWNERSHIP

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