

Single Family Residence **RESIDENTIAL**

56 BLUE FOX RUN

RICHBORO, PA 18954

\$816,785 TopHap Estimate · \$245 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

3,330 ft²

LIVING AREA

0.42 ac

LOT SIZE

1984

YEAR BUILT

2

STORIES

8

ROOMS

VALUATION

\$817K

\$777K low

\$856K high

Last Sale

\$250,000 · Aug 31, 1999

Est. Owner Equity

\$495,724

Loan-to-Value

39%

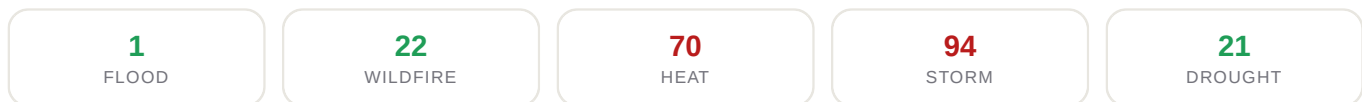
TAX & ASSESSMENT

Property Tax	\$10,438 (2025)
Assessed Value	\$52,000
Previous Assessed	\$52,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	BUCKS
Lot (acres)	0.42
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK



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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 31, 1999	Resale	Grant Deed	\$250,000	\$75	\$200K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Newtown Middle School	Middle	7–8	3.4 mi
Wrightstown Elementary School	Elementary	KG–6	3.4 mi
Council Rock High School North	High	9–12	3.7 mi

District: Council Rock 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 18954

6 CRIME INDEX	97 AIR POLLUTION	10,281 POPULATION	\$155K MEDIAN IN-COME	53°F AVG TEMP	56% SUNSHINE
-------------------------	----------------------------	-----------------------------	---------------------------------	-------------------------	------------------------

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

OWNERSHIP

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