

Single Family Residence **RESIDENTIAL**

82 BLUE FOX RUN

RICHBORO, PA 18954

\$921,637 TopHap Estimate · \$316 / ft² · confidence 89 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

2,920 ft²

LIVING AREA

0.59 ac

LOT SIZE

1984

YEAR BUILT

2

STORIES

8

ROOMS

VALUATION

\$922K

\$817K low

\$1M high

Last Sale

\$894,900 · Aug 21, 2025

Est. Owner Equity

\$205,717

Loan-to-Value

78%

TAX & ASSESSMENT

Property Tax	\$10,614 (2025)
Assessed Value	\$52,880
Previous Assessed	\$52,880
Assessor Market Value	\$562,553

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	BUCKS
Lot (acres)	0.59
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

CLIMATE RISK

15 FLOOD	21 WILDFIRE	70 HEAT	94 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
Aug 20, 2025	Resale	Deed	\$894,900	\$306	\$716K
Jan 29, 2012	Resale	Grant Deed	\$465,000	\$159	\$220K
May 31, 2007	Quitclaim	Quit Claim Transfer			\$400K
Jul 27, 2006	Resale	Grant Deed	\$570,000	\$195	\$200K
Jun 1, 2000	Resale	Grant Deed	\$305,000	\$104	\$244K
Jun 25, 1998	Resale	Grant Deed	\$230,000	\$79	\$184K
Jun 6, 1997	Recorded document	Grant Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Newtown Middle School	Middle	7–8	3.3 mi
Wrightstown Elementary School	Elementary	KG–6	3.4 mi
Council Rock High School North	High	9–12	3.6 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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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