

Single Family Residence **RESIDENTIAL**

71 BLUE FOX RUN

RICHBORO, PA 18954

\$755,060 TopHap Estimate · \$262 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

2,884 ft²

LIVING AREA

0.56 ac

LOT SIZE

1984

YEAR BUILT

2

STORIES

8

ROOMS

VALUATION

\$755K

\$719K low

\$791K high

Last Sale

\$425,000 · Jul 17, 2009

Est. Owner Equity

\$427,060

Loan-to-Value

43%

TAX & ASSESSMENT

Property Tax	\$9,107 (2025)
Assessed Value	\$45,370
Previous Assessed	\$45,370

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	BUCKS
Lot (acres)	0.56
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Pool	Yes

CLIMATE RISK

10 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	\$/FT²	LOAN
May 8, 2020	Financing	Intrafamily Transfer			\$328K
Jun 26, 2009	Resale	Grant Deed	\$425,000	\$147	\$340K
Apr 8, 2005	Financing	Intrafamily Transfer			\$380K
Oct 17, 2003	Resale	Grant Deed	\$391,500	\$136	\$313K
May 7, 1999	Resale	Grant Deed	\$252,500	\$88	\$215K

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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