

Single Family Residence **RESIDENTIAL**

# 1035 RYANS RUN

GARNET VALLEY, PA 19060

**\$890,739** TopHap Estimate · \$337 / ft<sup>2</sup> · confidence 97 · as of Jul 14, 2026



**5**

BEDS

**2.5**

BATHS

**2,640 ft<sup>2</sup>**

LIVING AREA

**0.53 ac**

LOT SIZE

**1999**

YEAR BUILT

**2**

STORIES

**8**

ROOMS

## VALUATION

**\$891K**

\$861K low

\$920K high

Last Sale

**\$835,000 · Mar 17, 2025**

Est. Owner Equity

**\$97,489**

Loan-to-Value

**90%**

## TAX & ASSESSMENT

|                       |                 |
|-----------------------|-----------------|
| Property Tax          | \$12,223 (2026) |
| Assessed Value        | \$482,380       |
| Previous Assessed     | \$482,380       |
| Assessor Market Value | \$482,380       |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Conventional            |
| County        | DELAWARE                |
| Lot (acres)   | 0.53                    |
| Construction  | Stone                   |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Pool          | No                      |

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED       | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|--------|------------|-----------|--------------------|--------|
| Mar 5, 2025  | Resale | Deed       | \$835,000 | \$316              | \$793K |
| Mar 13, 2012 | Resale | Deed       | \$384,000 | \$145              | \$310K |
| Apr 22, 2005 | Resale | Grant Deed | \$370,000 | \$140              | \$285K |
| Oct 7, 1999  | Resale | Grant Deed | \$211,300 | \$80               | \$184K |

## ASSIGNED SCHOOLS

| SCHOOL                           | LEVEL      | GRADES | DISTANCE |
|----------------------------------|------------|--------|----------|
| Bethel Springs Elementary School | Elementary | KG–5   | 1.4 mi   |
| Garnet Valley High School        | High       | 9–12   | 3.1 mi   |
| Garnet Valley Middle School      | Middle     | 6–8    | 3.6 mi   |

District: Garnet Valley 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 19060

|                          |                            |                             |                                 |                         |                        |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>24</b><br>CRIME INDEX | <b>97</b><br>AIR POLLUTION | <b>12,910</b><br>POPULATION | <b>\$156K</b><br>MEDIAN IN-COME | <b>54°F</b><br>AVG TEMP | <b>56%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|