

Single Family Residence **RESIDENTIAL**

# 527 RIVER RUN

NORTHAMPTON, PA 18067

**\$322,908** TopHap Estimate · \$243 / ft<sup>2</sup> · confidence 95 · as of Jul 14, 2026



**3**  
BEDS

**3**  
BATHS

**1,330 ft<sup>2</sup>**  
LIVING AREA

**0.16 ac**  
LOT SIZE

**2019**  
YEAR BUILT

**2**  
STORIES

**6**  
ROOMS

## VALUATION

**\$323K**

\$306K low

\$340K high

Last Sale

**\$272,000 · Jul 13, 2023**

Est. Owner Equity

**\$78,108**

Loan-to-Value

**76%**

## TAX & ASSESSMENT

|                       |              |
|-----------------------|--------------|
| Property Tax          | \$595 (2026) |
| Assessed Value        | \$55,100     |
| Previous Assessed     | \$55,100     |
| Assessor Market Value | \$110,200    |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | Northampton             |
| Lot (acres)   | 0.16                    |
| Heating       | Forced Air              |
| Cooling       | Yes                     |

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED                  | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|--------|-----------------------|-----------|--------------------|--------|
| Jul 11, 2023 | Resale | Special Warranty Deed | \$272,000 | \$205              | \$245K |
| Dec 18, 2019 | Resale | Deed                  | \$206,985 | \$156              | \$203K |
| May 22, 2019 | Resale | Grant Deed            | \$240,000 | \$180              |        |

## ASSIGNED SCHOOLS

| SCHOOL                                | LEVEL      | GRADES | DISTANCE |
|---------------------------------------|------------|--------|----------|
| Northampton Borough Elementary School | Elementary | KG–5   | 1.8 mi   |
| Northampton Area High School          | High       | 9–12   | 1.8 mi   |
| Northampton Area Middle School        | Middle     | 6–8    | 2.0 mi   |

District: Northampton Area 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 18067

|                                       |                                        |                                         |                                            |                                     |                                    |
|---------------------------------------|----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|
| <div>101</div> <div>CRIME INDEX</div> | <div>95</div> <div>AIR POLLUTION</div> | <div>20,175</div> <div>POPULATION</div> | <div>\$85K</div> <div>MEDIAN IN-COME</div> | <div>50°F</div> <div>AVG TEMP</div> | <div>53%</div> <div>SUNSHINE</div> |
|---------------------------------------|----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|

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

OWNERSHIP

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