

Single Family Residence **RESIDENTIAL**

271 ROCK RUN RD

YARDLEY, PA 19067

\$836,231 TopHap Estimate · \$311 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

2,690 ft²

LIVING AREA

0.66 ac

LOT SIZE

1998

YEAR BUILT

2

STORIES

9

ROOMS

VALUATION

\$836K

\$798K low

\$874K high

Last Sale

\$470,000 · May 18, 2009

Est. Owner Equity

\$313,731

Loan-to-Value

62%

TAX & ASSESSMENT

Property Tax	\$11,928 (2025)
Assessed Value	\$47,990
Previous Assessed	\$47,990

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	BUCKS
Lot (acres)	0.66
Construction	Frame (Unspecified)
Heating	Yes
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

1
FLOOD

22
WILDFIRE

71
HEAT

93
STORM

21
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 30, 2012	Financing	Intrafamily Transfer			\$377K
Apr 14, 2009	Resale	Grant Deed	\$470,000	\$175	\$400K
Jan 31, 2006	Resale	Deed	\$584,000	\$217	\$355K
May 29, 1998	Resale	Grant Deed	\$249,000	\$93	\$179K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Eleanor Roosevelt Elementary School	Elementary	KG–5	0.8 mi
Pennwood Middle School	Middle	6–8	1.0 mi
Pennsbury High School	High	9–12	2.3 mi

District: Pennsbury 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 19067

61 CRIME INDEX	97 AIR POLLUTION	54,608 POPULATION	\$130K MEDIAN IN-COME	54°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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