

Single Family Residence **RESIDENTIAL**

# 1081 COLD RIVER RUN

KYLE, TX 78640

**\$419,505** TopHap Estimate · \$187 / ft<sup>2</sup> · confidence 93 · as of Jul 14, 2026



**4**

BEDS

**2**

BATHS

**2,243 ft<sup>2</sup>**

LIVING AREA

**2022**

YEAR BUILT

**1**

STORIES

**2**

PARKING

## VALUATION

**\$420K**

\$390K low

\$449K high

Est. Owner Equity

**\$0**

Loan-to-Value

**124%**

## TAX & ASSESSMENT

|                       |                 |
|-----------------------|-----------------|
| Property Tax          | \$10,470 (2024) |
| Assessed Value        | \$474,452       |
| Previous Assessed     | \$510,914       |
| Assessor Market Value | \$474,452       |

## PROPERTY FACTS

|               |                            |
|---------------|----------------------------|
| Property Type | Single Family Residence    |
| County        | Hays                       |
| Foundation    | Mat/Raft Foundation (Slab) |
| Roof          | Composition Shingle        |
| Heating       | Central                    |
| Cooling       | Central                    |
| Garage        | Mixed                      |

Porch · 317 ft²

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED         | PRICE | \$/FT² | LOAN   |
|--------------|-----------|--------------|-------|--------|--------|
| Sep 16, 2022 | Financing | Venders Lien |       |        | \$534K |

## ASSIGNED SCHOOLS

| SCHOOL                       | LEVEL      | GRADES | DISTANCE |
|------------------------------|------------|--------|----------|
| R C Barton Middle School     | Middle     | 6–8    | 2.1 mi   |
| Jack C. Hays High School     | High       | 9–12   | 2.4 mi   |
| Jim Cullen Elementary School | Elementary | PK–5   | 3.8 mi   |

District: Hays Consolidated Independent 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 78640

|                                      |                                        |                                         |                                            |                                     |                                    |
|--------------------------------------|----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|
| <div>60</div> <div>CRIME INDEX</div> | <div>86</div> <div>AIR POLLUTION</div> | <div>80,309</div> <div>POPULATION</div> | <div>\$81K</div> <div>MEDIAN IN-COME</div> | <div>68°F</div> <div>AVG TEMP</div> | <div>60%</div> <div>SUNSHINE</div> |
|--------------------------------------|----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|

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

| OWNERSHIP

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