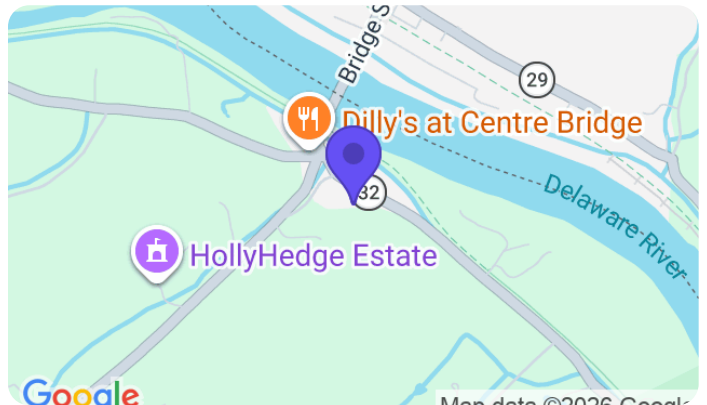
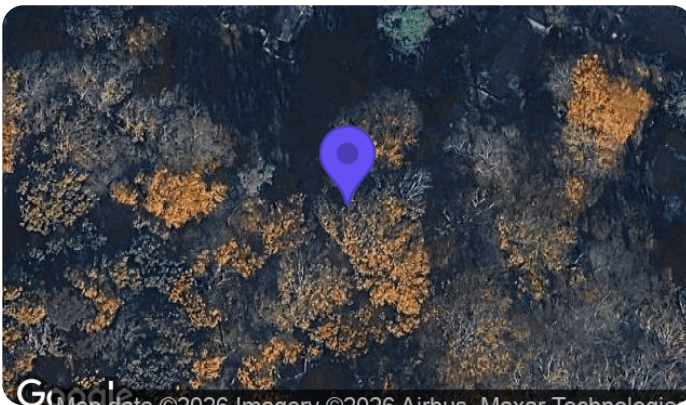
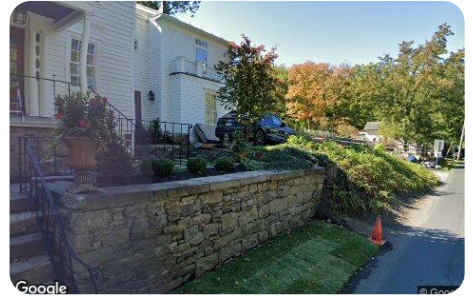


Single Family Residence **RESIDENTIAL**

2957 RIVER RD

NEW HOPE, PA 18938

\$568,788 TopHap Estimate · \$320 / ft² · confidence 87 · as of Jul 14, 2026



3
BEDS

1
BATHS

1,778 ft²
LIVING AREA

0.45 ac
LOT SIZE

1850
YEAR BUILT

2
STORIES

6
ROOMS

VALUATION

\$569K

\$493K low

\$644K high

Last Sale

\$535,000 · Jul 8, 2025

Est. Owner Equity

\$210,788

Loan-to-Value

63%

TAX & ASSESSMENT

Property Tax	\$7,379 (2025)
Assessed Value	\$31,480
Previous Assessed	\$43,600

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	BUCKS
Lot (acres)	0.45
Construction	Masonry/Concrete Masonry Units (Cmus)
Foundation	No Foundation
Heating	Hot Water
Cooling	Yes
Fireplace	Yes
Pool	No

CLIMATE RISK

1 FLOOD	20 WILDFIRE	69 HEAT	93 STORM	21 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

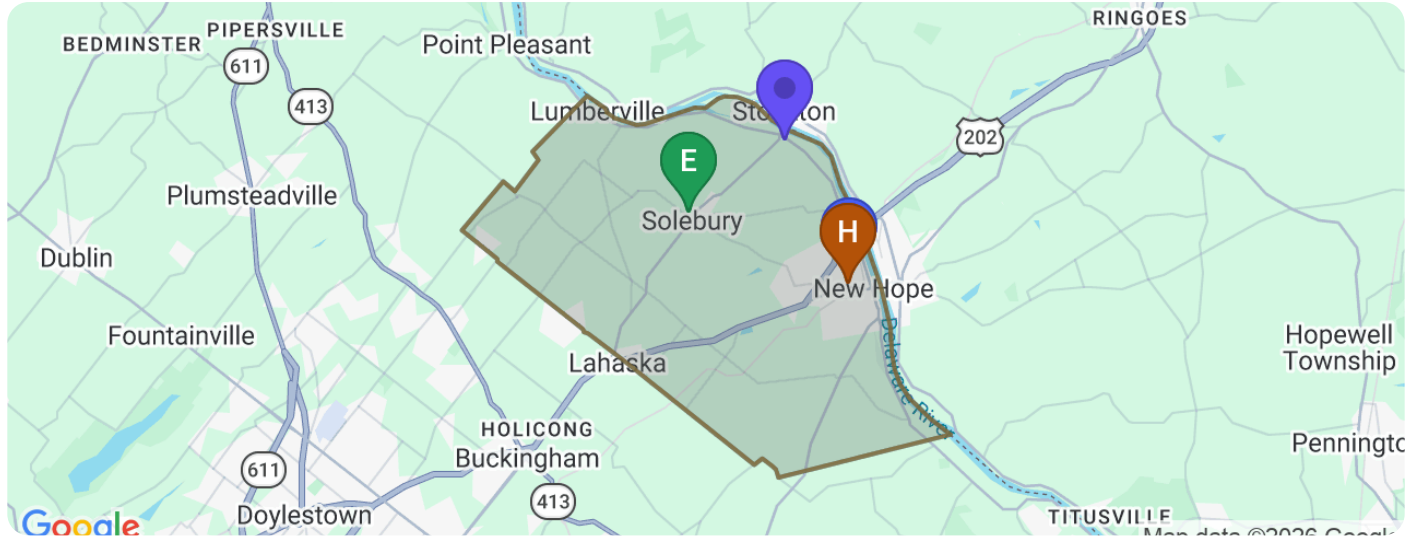
TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 2, 2025	Resale	Deed	\$535,000	\$301	\$358K
Sep 11, 2023	Resale	Deed	\$300,000	\$169	
Nov 16, 2005	Resale	Deed	\$382,500	\$215	\$280K
Nov 18, 2005	Quitclaim	Quit Claim Transfer			
Sep 26, 2003	Resale	Grant Deed	\$346,750	\$195	\$277K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Lower Elementary School	Elementary	KG–2	2.0 mi
New Hope-Solebury Middle School	Middle	6–8	2.5 mi
New Hope-Solebury High School	High	9–12	2.6 mi

District: New Hope-Solebury 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 18938

120 CRIME INDEX	96 AIR POLLUTION	13,795 POPULATION	\$154K MEDIAN IN-COME	52°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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