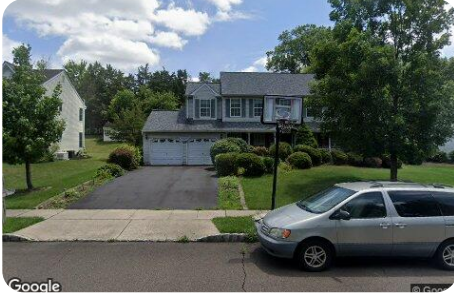


Single Family Residence **RESIDENTIAL**

## 263 ROCK RUN RD

YARDLEY, PA 19067

**\$781,639** TopHap Estimate · \$327 / ft<sup>2</sup> · confidence 94 · as of Jul 14, 2026



**4**

BEDS

**2.5**

BATHS

**2,388 ft<sup>2</sup>**

LIVING AREA

**0.29 ac**

LOT SIZE

**1997**

YEAR BUILT

**2**

STORIES

**8**

ROOMS

### VALUATION

**\$782K**

\$737K low

\$827K high

Last Sale

**\$459,000 · Jun 7, 2004**

Est. Owner Equity

**\$392,639**

Loan-to-Value

**46%**

## TAX & ASSESSMENT

|                   |                 |
|-------------------|-----------------|
| Property Tax      | \$11,642 (2025) |
| Assessed Value    | \$46,840        |
| Previous Assessed | \$46,840        |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Colonial                |
| County        | BUCKS                   |
| Lot (acres)   | 0.29                    |
| Construction  | Frame (Unspecified)     |
| Heating       | Yes                     |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Pool          | No                      |

## CLIMATE RISK

|            |                |            |             |               |
|------------|----------------|------------|-------------|---------------|
| 1<br>FLOOD | 22<br>WILDFIRE | 71<br>HEAT | 93<br>STORM | 21<br>DROUGHT |
|------------|----------------|------------|-------------|---------------|

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

## TRANSACTION HISTORY

| DATE        | TYPE            | DEED                 | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|-------------|-----------------|----------------------|-----------|--------------------|--------|
| Mar 7, 2008 | Financing       | Intrafamily Transfer |           |                    | \$339K |
| Jun 7, 2004 | Non-arms-length | Grant Deed           | \$459,000 | \$192              | \$367K |
| Jan 8, 1998 | Resale          | Grant Deed           | \$250,308 | \$105              | \$200K |

## ASSIGNED SCHOOLS

| SCHOOL                              | LEVEL      | GRADES | DISTANCE |
|-------------------------------------|------------|--------|----------|
| Eleanor Roosevelt Elementary School | Elementary | KG–5   | 0.8 mi   |
| Pennwood Middle School              | Middle     | 6–8    | 0.9 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

|                                      |                                        |                                         |                                             |                                     |                                    |
|--------------------------------------|----------------------------------------|-----------------------------------------|---------------------------------------------|-------------------------------------|------------------------------------|
| <div>61</div> <div>CRIME INDEX</div> | <div>97</div> <div>AIR POLLUTION</div> | <div>54,608</div> <div>POPULATION</div> | <div>\$130K</div> <div>MEDIAN IN-COME</div> | <div>54°F</div> <div>AVG TEMP</div> | <div>56%</div> <div>SUNSHINE</div> |
|--------------------------------------|----------------------------------------|-----------------------------------------|---------------------------------------------|-------------------------------------|------------------------------------|

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

OWNERSHIP

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