

Single Family Residence **RESIDENTIAL**

256 ROCK RUN RD

YARDLEY, PA 19067

\$883,179 TopHap Estimate · \$393 / ft² · confidence 94 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

2,248 ft²

LIVING AREA

0.36 ac

LOT SIZE

1996

YEAR BUILT

2

STORIES

8

ROOMS

VALUATION

\$883K

\$833K low

\$933K high

Last Sale

\$850,000 · Jul 28, 2025

Est. Owner Equity

\$883,179

TAX & ASSESSMENT

Property Tax	\$11,225 (2025)
Assessed Value	\$45,160
Previous Assessed	\$45,160

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	BUCKS
Lot (acres)	0.35
Construction	Frame (Unspecified)
Heating	Yes
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

25 FLOOD	22 WILDFIRE	71 HEAT	93 STORM	21 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 24, 2025	Resale	Deed	\$850,000	\$378	
Apr 8, 2002	Resale	Grant Deed	\$370,000	\$165	\$296K
Jun 5, 2001	Resale	Grant Deed	\$347,000	\$154	\$275K
Oct 6, 2000	Resale	Grant Deed	\$333,000	\$148	\$266K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Eleanor Roosevelt Elementary School	Elementary	KG–5	0.7 mi
Pennwood Middle School	Middle	6–8	0.8 mi
Pennsbury High School	High	9–12	2.4 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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