

Single Family Residence **RESIDENTIAL**

274 ROCK RUN RD

YARDLEY, PA 19067

\$826,561 TopHap Estimate · \$238 / ft² · confidence 97 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

3,472 ft²

LIVING AREA

0.49 ac

LOT SIZE

1996

YEAR BUILT

2

STORIES

9

ROOMS

VALUATION

\$827K

\$800K low

\$853K high

Last Sale

\$415,500 · Nov 20, 2015

Est. Owner Equity

\$492,061

Loan-to-Value

41%

TAX & ASSESSMENT

Property Tax	\$12,835 (2025)
Assessed Value	\$51,640
Previous Assessed	\$51,640

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	BUCKS
Lot (acres)	0.49
Construction	Frame (Unspecified)
Heating	Yes
Cooling	Central
Fireplace	Yes
Pool	Yes

CLIMATE RISK

49 FLOOD	22 WILDFIRE	71 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
Oct 21, 2015	Resale	Grant Deed	\$415,500	\$120	\$353K
Dec 12, 2014	Non-arms-length	Trustees Deed	\$1,149	\$0	
Mar 10, 2010	Financing	Trustees Deed			\$375K
Jul 1, 2002	Resale	Grant Deed	\$420,000	\$121	\$301K
Feb 28, 1997	Resale	Grant Deed	\$265,940	\$77	\$239K

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	2.4 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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