

Single Family Residence **RESIDENTIAL**

1601 RUNNING RIVER RD

GARLAND, TX 75044

\$228,523 TopHap Estimate · \$148 / ft² · confidence 94 · as of Jul 14, 2026



4

BEDS

2

BATHS

1,548 ft²

LIVING AREA

0.25 ac

LOT SIZE

1971

YEAR BUILT

1

STORIES

VALUATION

\$229K

\$215K low

\$242K high

Est. Owner Equity

\$228,523

TAX & ASSESSMENT

Property Tax	\$8,319 (2025)
Assessed Value	\$347,390
Previous Assessed	\$347,390
Assessor Market Value	\$347,390

PROPERTY FACTS

Property Type	Single Family Residence
County	DALLAS
Lot (acres)	0.26
Construction	Frame (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Pool	No

CLIMATE RISK

1 FLOOD	36 WILDFIRE	94 HEAT	55 STORM	88 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jun 28, 2010	Recorded document	Grant Deed			
Feb 2, 2010	Non-arms-length	Trustees Deed	\$86,063	\$56	
Oct 2, 2006	Financing	Venders Lien			\$80K
Dec 22, 2005	Financing	Venders Lien			\$50K
Nov 22, 2005	Financing	Venders Lien			\$48K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Ethridge Elementary School	Elementary	KG–5	0.7 mi
Webb Middle School	Middle	6–8	0.7 mi
North Garland High School	High	9–12	0.9 mi

District: Garland 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 75044

57 CRIME INDEX	102 AIR POLLUTION	46,489 POPULATION	\$88K MEDIAN IN-COME	65°F AVG TEMP	62% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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