

Single Family Residence **RESIDENTIAL**

261 ROCK RUN RD

YARDLEY, PA 19067

\$866,012 TopHap Estimate · \$262 / ft² · confidence 97 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

3,310 ft²

LIVING AREA

0.29 ac

LOT SIZE

1997

YEAR BUILT

2

STORIES

8

ROOMS

VALUATION

\$866K

\$844K low

\$888K high

Last Sale

\$329,900 · Jul 5, 2000

Est. Owner Equity

\$679,412

Loan-to-Value

22%

TAX & ASSESSMENT

Property Tax	\$12,388 (2025)
Assessed Value	\$49,840
Previous Assessed	\$49,840

PROPERTY FACTS

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

CLIMATE RISK

1 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
Jan 2, 2002	Quitclaim	Quit Claim Transfer			\$211K
Jul 5, 2000	Resale	Grant Deed	\$329,900	\$100	\$210K
Aug 25, 1997	Resale	Grant Deed	\$275,749	\$83	\$215K

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.

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 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.

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 OWNERSHIP

Occupancy	Owner occupied
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