

Single Family Residence **RESIDENTIAL**

1617 RUNNING RIVER RD

GARLAND, TX 75044

\$255,223 TopHap Estimate · \$170 / ft² · confidence 94 · as of Jul 14, 2026



4

BEDS

2

BATHS

1,502 ft²

LIVING AREA

0.2 ac

LOT SIZE

1971

YEAR BUILT

1

STORIES

VALUATION

\$255K

\$239K low

\$271K high

Est. Owner Equity

\$160,695

Loan-to-Value

36%

TAX & ASSESSMENT

Property Tax	\$3,414 (2024)
Assessed Value	\$299,340
Previous Assessed	\$299,340
Assessor Market Value	\$299,340

PROPERTY FACTS

Property Type	Single Family Residence
County	Dallas
Lot (acres)	0.20
Construction	Frame (Unspecified)
Foundation	Mat/Raft Foundation (Slab)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

Deck

CLIMATE RISK

1
FLOOD

37
WILDFIRE

94
HEAT

55
STORM

88
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 20, 2001	Financing	Grant Deed			\$95K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Ethridge Elementary School	Elementary	KG–5	0.6 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	Owner occupied
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