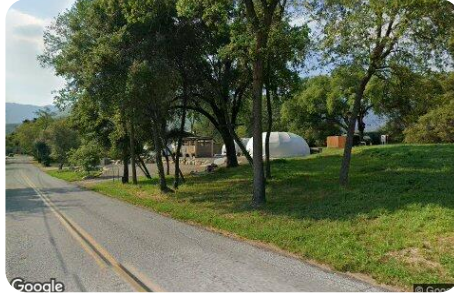


Single Family Residence **RESIDENTIAL**

40751 OLD THREE RIVERS RD

THREE RIVERS, CA 93271

\$360,751 TopHap Estimate · \$208 / ft² · confidence 87 · as of Jul 14, 2026



3
BEDS

2
BATHS

1,732 ft²
LIVING AREA

0.51 ac
LOT SIZE

1949
YEAR BUILT

1
STORIES

8
ROOMS

1
PARKING

VALUATION

\$361K

\$313K low

\$408K high

Last Sale

\$350,000 · Apr 17, 2025

Est. Owner Equity

\$0

Loan-to-Value

111%

TAX & ASSESSMENT

Property Tax	\$1,157 (2025)
Assessed Value	\$103,452
Previous Assessed	\$103,452

PROPERTY FACTS

Property Type	Single Family Residence
County	Tulare
Lot (acres)	0.51
Construction	Wood (Unspecified)
Heating	Yes
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Deck · 328 ft²

Patio · 328 ft²

CLIMATE RISK

10
FLOOD

78
WILDFIRE

69
HEAT

39
STORM

85
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 10, 2025	Resale	Grant Deed	\$350,000	\$202	\$280K
May 23, 2003	Non-arms-length	Grant Deed	\$117,000	\$68	\$94K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Three Rivers Union Elementary School	Elementary	KG–8	1.6 mi
Woodlake High School	High	9–12	10.6 mi

District: Three Rivers Union Elementary 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 93271

180 CRIME INDEX	81 AIR POLLUTION	1,807 POPULATION	\$80K MEDIAN IN-COME	59°F AVG TEMP	70% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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