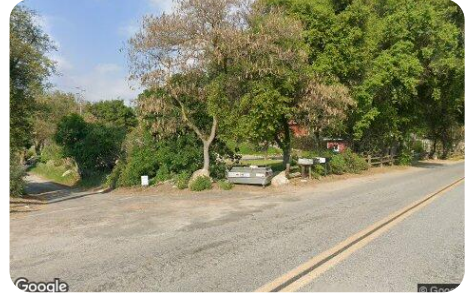
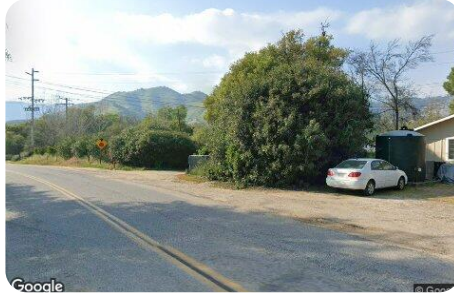


Single Family Residence **RESIDENTIAL**

40671 OLD THREE RIVERS RD

THREE RIVERS, CA 93271

\$302,700 TopHap Estimate · \$175 / ft² · confidence 92 · as of Jul 14, 2026



3
BEDS

2
BATHS

1,727 ft²
LIVING AREA

0.54 ac
LOT SIZE

1900
YEAR BUILT

1
STORIES

9
ROOMS

VALUATION

\$303K

\$279K low

\$327K high

Est. Owner Equity

\$302,700

TAX & ASSESSMENT

Property Tax	\$3,587 (2025)
Assessed Value	\$333,113
Previous Assessed	\$333,113

PROPERTY FACTS

Property Type	Single Family Residence
County	Tulare
Lot (acres)	0.54
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Pool	No

CLIMATE RISK

10
FLOOD

77
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
Jan 17, 2012	Recorded document	Grant Deed			
Nov 9, 2011	Recorded document	Grant Deed			
Apr 8, 2008	Recorded document	Grant Deed			
Apr 1, 2008	Financing	Grant Deed			\$296K
Aug 24, 2006	Quitclaim	Quit Claim Transfer			
Jun 6, 2006	Resale	Grant Deed	\$221,000	\$128	
Mar 17, 2006	Recorded document	Affidavit Of Death			
Nov 2, 2005	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Three Rivers Union Elementary School	Elementary	KG–8	1.6 mi
Woodlake High School	High	9–12	10.5 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.