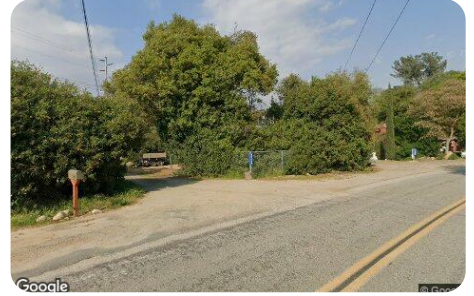
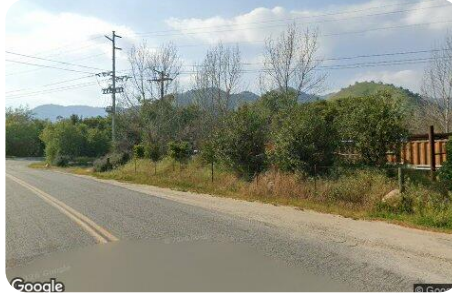


Single Family Residence **RESIDENTIAL**

# 40669 OLD THREE RIVERS RD

THREE RIVERS, CA 93271

**\$382,523** TopHap Estimate · \$236 / ft<sup>2</sup> · confidence 89 · as of Jul 14, 2026



**3**  
BEDS

**2**  
BATHS

**1,624 ft<sup>2</sup>**  
LIVING AREA

**0.76 ac**  
LOT SIZE

**1949**  
YEAR BUILT

**1**  
STORIES

**6**  
ROOMS

**3**  
PARKING

## VALUATION

**\$383K**

\$341K low

\$425K high

Est. Owner Equity

**\$382,523**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$3,109 (2025) |
| Assessed Value    | \$290,144      |
| Previous Assessed | \$290,144      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | Tulare                  |
| Lot (acres)   | 0.76                    |
| Construction  | Wood (Unspecified)      |
| Heating       | Central                 |
| Cooling       | Central                 |
| Pool          | No                      |

Patio · 322 ft²

## CLIMATE RISK

29  
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   |
|--------------|-------------------|------------|-----------|--------|--------|
| Dec 26, 2017 | Recorded document | Grant Deed |           |        |        |
| May 26, 2017 | Resale            | Grant Deed | \$250,000 | \$154  | \$150K |
| Apr 19, 2006 | Resale            | Grant Deed | \$225,000 | \$139  | \$180K |
| Aug 8, 2001  | Resale            | Grant Deed | \$128,000 | \$79   | \$126K |

## 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**

|                           |                            |                            |                                    |                         |                        |
|---------------------------|----------------------------|----------------------------|------------------------------------|-------------------------|------------------------|
| <b>180</b><br>CRIME INDEX | <b>81</b><br>AIR POLLUTION | <b>1,807</b><br>POPULATION | <b>\$80K</b><br>MEDIAN IN-<br>COME | <b>59°F</b><br>AVG TEMP | <b>70%</b><br>SUNSHINE |
|---------------------------|----------------------------|----------------------------|------------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.