

Single Family Residence **RESIDENTIAL**

296 RIVER RUN CIR

SACRAMENTO, CA 95833

\$410,158 TopHap Estimate · \$304 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,347 ft²

LIVING AREA

0.1 ac

LOT SIZE

1986

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$410K

\$390K low

\$430K high

Last Sale

\$104,500 · Oct 24, 2011

Est. Owner Equity

\$410,158

TAX & ASSESSMENT

Property Tax	\$1,961 (2025)
Assessed Value	\$133,357
Previous Assessed	\$130,743

PROPERTY FACTS

Property Type	Single Family Residence
Style	Custom Design
County	SACRAMENTO
Lot (acres)	0.10
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

CLIMATE RISK

96 FLOOD	49 WILDFIRE	50 HEAT	41 STORM	26 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
Oct 12, 2011	Resale	Grant Deed	\$104,500	\$78	
Jun 27, 2011	Non-arms-length	Trustees Deed	\$363,456	\$270	
Oct 25, 2006	Resale	Grant Deed	\$293,000	\$218	\$293K
Dec 2, 2005	Quitclaim	Quit Claim Transfer			
Oct 1, 2002	Quitclaim	Quit Claim Transfer			\$149K
Mar 17, 2000	Resale	Grant Deed	\$120,000	\$89	\$117K
Nov 27, 1995	Quitclaim	Quit Claim Transfer			
Jan 27, 1994	Resale	Grant Deed	\$100,500	\$75	\$92K
Jul 20, 1993	Non-arms-length	Trustees Deed	\$100,471	\$75	
Jul 20, 1993	Recorded document	Trustees Deed			

Jun 19, 1990	Non-arms-length	Grant Deed	\$54,500	\$40	\$121K
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ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Hazel Strauch Elementary School	Elementary	KG–6	0.6 mi
Rio Terra Junior High School	Middle	7–8	0.6 mi
Grant Union High School	High	9–12	3.2 mi

District: Twin Rivers Unified 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 95833

98 CRIME INDEX	82 AIR POLLUTION	39,879 POPULATION	\$85K MEDIAN IN-COME	61°F AVG TEMP	78% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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