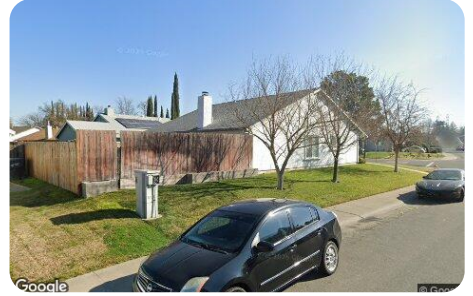


Single Family Residence **RESIDENTIAL**

107 RIVER RUN CIR

SACRAMENTO, CA 95833

\$433,485 TopHap Estimate · \$322 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,347 ft²

LIVING AREA

0.17 ac

LOT SIZE

1986

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$433K

\$410K low

\$457K high

Last Sale

\$196,500 · Jun 5, 2009

Est. Owner Equity

\$245,885

Loan-to-Value

44%

TAX & ASSESSMENT

Property Tax	\$3,326 (2025)
Assessed Value	\$258,086
Previous Assessed	\$253,026

PROPERTY FACTS

Property Type	Single Family Residence
Style	Custom Design
County	SACRAMENTO
Lot (acres)	0.17
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

CLIMATE RISK

96
FLOOD

46
WILDFIRE

50
HEAT

41
STORM

26
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jun 4, 2009	Resale	Grant Deed	\$196,500	\$146	\$192K
Nov 19, 2008	Resale	Grant Deed	\$127,000	\$94	
Jul 7, 2008	Non-arms-length	Trustees Deed	\$204,750	\$152	
Aug 22, 2005	Financing	Grant Deed			\$300K
Sep 16, 2004	Resale	Grant Deed	\$312,000	\$232	\$250K
Jun 24, 2003	Quitclaim	Quit Claim Transfer			
Jun 28, 1999	Resale	Grant Deed	\$122,500	\$91	\$116K
Apr 5, 1991	Resale	Grant Deed	\$135,500	\$101	\$129K
Sep 13, 1990	Quitclaim	Quit Claim Transfer			\$15K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Hazel Strauch Elementary School	Elementary	KG–6	0.5 mi
Rio Terra Junior High School	Middle	7–8	0.5 mi
Grant Union High School	High	9–12	3.1 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	Owner occupied
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