

Single Family Residence **RESIDENTIAL**

147 RIVER RUN CIR

SACRAMENTO, CA 95833

\$397,244 TopHap Estimate · \$350 / ft² · confidence 94 · as of Jul 14, 2026



2
BEDS

2
BATHS

1,134 ft²
LIVING AREA

0.1 ac
LOT SIZE

1985
YEAR BUILT

1
STORIES

5
ROOMS

2
PARKING

VALUATION

\$397K

\$374K low

\$421K high

Last Sale

\$215,000 · Oct 30, 2007

Est. Owner Equity

\$175,244

Loan-to-Value

58%

TAX & ASSESSMENT

Property Tax	\$3,617 (2025)
Assessed Value	\$288,033
Previous Assessed	\$282,387

PROPERTY FACTS

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

CLIMATE RISK

96
FLOOD

66
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
Oct 5, 2007	Resale	Grant Deed	\$215,000	\$190	\$215K
Jul 9, 2007	Non-arms-length	Trustees Deed	\$237,522	\$209	
Oct 29, 2004	Resale	Grant Deed	\$277,000	\$244	\$222K
Jul 30, 1993	Quitclaim	Quit Claim Transfer			\$74K
Nov 25, 1991	Non-arms-length	Grant Deed	\$36,000	\$32	

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	Owner occupied
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