

Single Family Residence **RESIDENTIAL**

203 RIVER RUN CIR

SACRAMENTO, CA 95833

\$486,970 TopHap Estimate · \$278 / ft² · confidence 97 · as of Jul 14, 2026



4

BEDS

3

BATHS

1,750 ft²

LIVING AREA

3,920 ft²

LOT SIZE

1985

YEAR BUILT

2

STORIES

8

ROOMS

2

PARKING

VALUATION

\$487K

\$472K low

\$502K high

Last Sale

\$300,000 · Jul 7, 2017

Est. Owner Equity

\$243,170

Loan-to-Value

49%

TAX & ASSESSMENT

Property Tax	\$9,261 (2025)
Assessed Value	\$348,169
Previous Assessed	\$341,343

PROPERTY FACTS

Property Type	Single Family Residence
Style	Custom Design
County	SACRAMENTO
Lot (acres)	0.09
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

CLIMATE RISK

96
FLOOD

62
WILDFIRE

50
HEAT

41
STORM

26
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 23, 2019	Quitclaim	Quit Claim Transfer			\$233K
Jul 7, 2017	Non-arms-length	Grant Deed	\$300,000	\$171	\$183K
Oct 7, 2005	Quitclaim	Quit Claim Transfer			
Apr 23, 2004	Recorded document	Grant Deed			
Mar 17, 2004	Financing	Grant Deed			\$176K
Apr 8, 1999	Non-arms-length	Trustees Deed	\$130,528	\$75	
Sep 20, 1996	Resale	Grant Deed	\$119,500	\$68	\$119K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Hazel Strauch Elementary School	Elementary	KG–6	0.7 mi
Rio Terra Junior High School	Middle	7–8	0.7 mi
Grant Union High School	High	9–12	3.3 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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