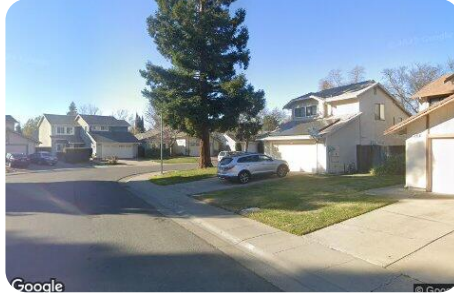


Single Family Residence **RESIDENTIAL**

248 RIVER RUN CIR

SACRAMENTO, CA 95833

\$473,877 TopHap Estimate · \$271 / ft² · confidence 98 · as of Jul 14, 2026



4

BEDS

3

BATHS

1,750 ft²

LIVING AREA

0.1 ac

LOT SIZE

1986

YEAR BUILT

2

STORIES

8

ROOMS

2

PARKING

VALUATION

\$474K

\$464K low

\$484K high

Last Sale

\$126,500 · Sep 14, 1994

Est. Owner Equity

\$207,277

Loan-to-Value

56%

TAX & ASSESSMENT

Property Tax	\$2,845 (2025)
Assessed Value	\$216,191
Previous Assessed	\$211,953

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	62 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
Sep 14, 1994	Resale	Grant Deed	\$126,500	\$72	\$129K
Jul 13, 1994	Recorded document	Grant Deed			

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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