

Single Family Residence **RESIDENTIAL**

259 RIVER RUN CIR

SACRAMENTO, CA 95833

\$398,777 TopHap Estimate · \$352 / ft² · confidence 93 · as of Jul 14, 2026



2
BEDS

2
BATHS

1,134 ft²
LIVING AREA

0.1 ac
LOT SIZE

1986
YEAR BUILT

1
STORIES

5
ROOMS

2
PARKING

VALUATION

\$399K

\$371K low

\$426K high

Est. Owner Equity

\$185,777

Loan-to-Value

52%

TAX & ASSESSMENT

Property Tax	\$2,149 (2025)
Assessed Value	\$159,886
Previous Assessed	\$156,752

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: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Apr 24, 2003	Quitclaim	Quit Claim Transfer			\$140K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Hazel Strauch Elementary School	Elementary	KG–6	0.6 mi
Rio Terra Junior High School	Middle	7–8	0.7 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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