

Single Family Residence **RESIDENTIAL**

243 RIVER RUN CIR

SACRAMENTO, CA 95833

\$557,885 TopHap Estimate · \$319 / ft² · confidence 95 · 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

\$558K

\$530K low

\$586K high

Last Sale

\$540,000 · Apr 28, 2023

Est. Owner Equity

\$145,885

Loan-to-Value

71%

TAX & ASSESSMENT

Property Tax	\$6,934 (2025)
Assessed Value	\$573,051
Previous Assessed	\$561,816

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

97
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
Apr 8, 2024	Financing	Intrafamily Transfer			
Apr 20, 2023	Resale	Grant Deed	\$540,000	\$309	\$412K
Dec 24, 2019	Quitclaim	Quit Claim Transfer			\$254K
Dec 19, 2016	Resale	Grant Deed	\$259,000	\$148	\$254K
Jun 22, 1999	Quitclaim	Quit Claim Transfer			

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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