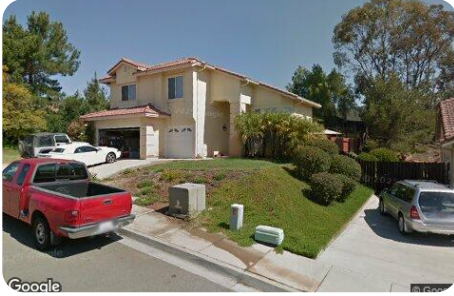


Single Family Residence **RESIDENTIAL**

827 RIVER RUN CIR

SAN MARCOS, CA 92069

\$1,040,679 TopHap Estimate · \$498 / ft² · confidence 94 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

2,088 ft²

LIVING AREA

0.25 ac

LOT SIZE

1999

YEAR BUILT

3

PARKING

VALUATION

\$1M

\$981K low

\$1.1M high

Last Sale

\$198,500 · Jul 23, 1998

Est. Owner Equity

\$695,679

Loan-to-Value

34%

TAX & ASSESSMENT

Property Tax	\$3,860 (2025)
Assessed Value	\$348,570
Previous Assessed	\$341,736

PROPERTY FACTS

Property Type	Single Family Residence
County	SAN DIEGO
Lot (acres)	0.26
Pool	Yes

CLIMATE RISK

1 FLOOD	84 WILDFIRE	39 HEAT	24 STORM	89 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Mar 4, 2025	Financing	Intrafamily Transfer			
Mar 4, 2025	Financing	Affidavit Of Death Of Joint Tenant			
Aug 20, 1998	Financing	Grant Deed			\$47K
Jul 23, 1998	Resale	Grant Deed	\$198,500	\$95	\$203K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Richland Elementary School	Elementary	KG–5	0.2 mi
Mission Hills High School	High	9–12	0.6 mi
Woodland Park Middle School	Middle	6–8	0.8 mi

District: San Marcos 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 92069

67 CRIME INDEX	102 AIR POLLUTION	49,216 POPULATION	\$92K MEDIAN IN-COME	62°F AVG TEMP	68% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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