

Single Family Residence **RESIDENTIAL**

823 RIVER RUN CIR

SAN MARCOS, CA 92069

\$991,916 TopHap Estimate · \$578 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,715 ft²

LIVING AREA

0.21 ac

LOT SIZE

1999

YEAR BUILT

2

PARKING

VALUATION

\$992K

\$962K low

\$1M high

Last Sale

\$880,000 · Jan 29, 2024

Est. Owner Equity

\$287,916

Loan-to-Value

72%

TAX & ASSESSMENT

Property Tax	\$10,291 (2025)
Assessed Value	\$915,552
Previous Assessed	\$897,600

PROPERTY FACTS

Property Type	Single Family Residence
County	SAN DIEGO
Lot (acres)	0.21
Pool	No

CLIMATE RISK

1 FLOOD	86 WILDFIRE	39 HEAT	24 STORM	89 DROUGHT
------------	----------------	------------	-------------	---------------

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Dec 18, 2025	Financing	Intrafamily Transfer			
Jan 25, 2024	Resale	Grant Deed	\$880,000	\$513	\$704K
May 10, 2021	Resale	Grant Deed	\$790,000	\$461	\$744K
Dec 30, 2009	Resale	Grant Deed	\$360,000	\$210	\$353K
Aug 4, 2006	Quitclaim	Quit Claim Transfer			\$428K
Jun 6, 2006	Quitclaim	Quit Claim Transfer			
Jun 23, 2004	Quitclaim	Quit Claim Transfer			
Jun 23, 2004	Quitclaim	Quit Claim Transfer			
Jul 20, 1998	Resale	Grant Deed	\$184,500	\$108	\$168K

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
--------------------------	-----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------