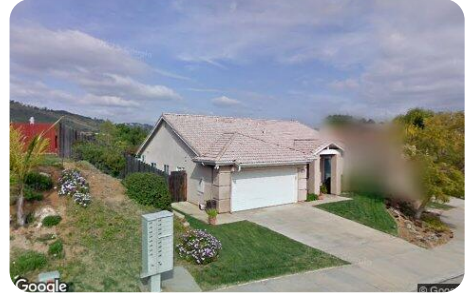


Single Family Residence **RESIDENTIAL**

821 RIVER RUN CIR

SAN MARCOS, CA 92069

\$904,926 TopHap Estimate · \$528 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,715 ft²

LIVING AREA

0.22 ac

LOT SIZE

1999

YEAR BUILT

2

PARKING

VALUATION

\$905K

\$856K low

\$954K high

Last Sale

\$365,000 · Dec 23, 2010

Est. Owner Equity

\$685,926

Loan-to-Value

25%

TAX & ASSESSMENT

Property Tax	\$5,379 (2025)
Assessed Value	\$476,966
Previous Assessed	\$467,615

PROPERTY FACTS

Property Type	Single Family Residence
County	SAN DIEGO
Lot (acres)	0.22
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
Jan 6, 2021	Quitclaim	Quit Claim Transfer			
Nov 4, 2010	Quitclaim	Quit Claim Transfer			
Nov 16, 2010	Resale	Grant Deed	\$365,000	\$213	\$219K
Mar 23, 2001	Quitclaim	Quit Claim Transfer			
Jul 17, 1998	Resale	Grant Deed	\$181,000	\$106	\$174K

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	Absentee owner
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