

Single Family Residence **RESIDENTIAL**

819 RIVER RUN CIR

SAN MARCOS, CA 92069

\$928,565 TopHap Estimate · \$541 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,715 ft²

LIVING AREA

0.2 ac

LOT SIZE

1997

YEAR BUILT

2

PARKING

VALUATION

\$929K

\$888K low

\$969K high

Last Sale

\$570,000 · Feb 8, 2019

Est. Owner Equity

\$928,565

TAX & ASSESSMENT

Property Tax	\$7,220 (2025)
Assessed Value	\$648,556
Previous Assessed	\$635,840

PROPERTY FACTS

Property Type	Single Family Residence
County	SAN DIEGO
Lot (acres)	0.20
Garage	Carport (Unspecified)
Pool	No

CLIMATE RISK

1 FLOOD	83 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
Sep 12, 2024	Financing	Intrafamily Transfer			
Sep 12, 2024	Financing	Affidavit Of Death Of Joint Tenant			
Jan 31, 2019	Resale	Grant Deed	\$570,000	\$332	
Apr 11, 2011	Quitclaim	Quit Claim Transfer			
Mar 21, 2011	Resale	Grant Deed	\$349,000	\$203	\$262K
Nov 24, 2010	Recorded document	Affidavit Of Death			
Jul 23, 2009	Quitclaim	Quit Claim Transfer			
Jul 23, 2009	Quitclaim	Quit Claim Transfer			\$100K
Feb 4, 2008	Quitclaim	Quit Claim Transfer			
Feb 4, 2008	Quitclaim	Quit Claim Transfer			\$60K
Sep 19, 1997	Resale	Grant Deed	\$177,000	\$103	

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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