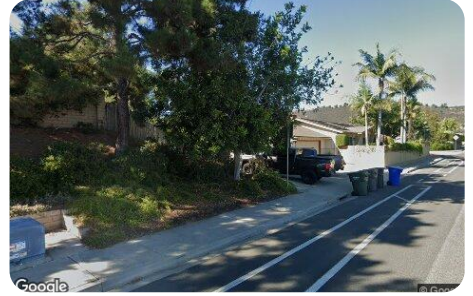
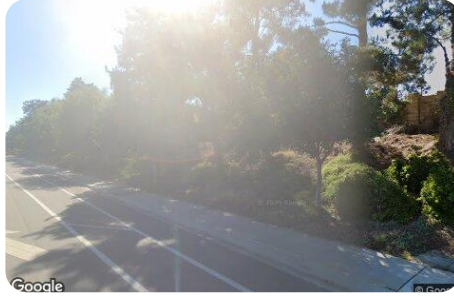


Single Family Residence **RESIDENTIAL**

815 RIVER RUN CIR

SAN MARCOS, CA 92069

\$937,135 TopHap Estimate · \$515 / ft² · confidence 91 · as of Jul 14, 2026



3
BEDS

2
BATHS

1,821 ft²
LIVING AREA

0.22 ac
LOT SIZE

1997
YEAR BUILT

2
PARKING

VALUATION

\$937K

\$852K low

\$1M high

Last Sale

\$850,000 · May 29, 2026

Est. Owner Equity

\$287,135

Loan-to-Value

71%

TAX & ASSESSMENT

Property Tax	\$3,938 (2025)
Assessed Value	\$348,344
Previous Assessed	\$341,515

PROPERTY FACTS

Property Type	Single Family Residence
County	SAN DIEGO
Lot (acres)	0.22
Garage	Carport (Unspecified)
Pool	No

CLIMATE RISK

1 FLOOD	85 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
May 22, 2026	Resale	Grant Deed	\$850,000	\$467	\$650K
Sep 23, 2020	Recorded document	Affidavit Of Death			
Sep 11, 2014	Quitclaim	Quit Claim Transfer			
May 27, 1998	Resale	Grant Deed	\$214,000	\$118	\$80K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Richland Elementary School	Elementary	KG–5	0.2 mi
Mission Hills High School	High	9–12	0.5 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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