

Single Family Residence **RESIDENTIAL**

820 RIVER RUN CIR

SAN MARCOS, CA 92069

\$915,233 TopHap Estimate · \$503 / ft² · confidence 91 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,821 ft²

LIVING AREA

0.16 ac

LOT SIZE

1999

YEAR BUILT

2

PARKING

VALUATION

\$915K

\$829K low

\$1M high

Last Sale

\$450,000 · Aug 15, 2013

Est. Owner Equity

\$621,233

Loan-to-Value

33%

TAX & ASSESSMENT

Property Tax	\$6,258 (2025)
Assessed Value	\$562,656
Previous Assessed	\$551,625

PROPERTY FACTS

Property Type	Single Family Residence
County	SAN DIEGO
Lot (acres)	0.16
Pool	No

CLIMATE RISK

1 FLOOD	82 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
Apr 16, 2022	Financing	Intrafamily Transfer			
Apr 16, 2022	Financing	Intrafamily Transfer			
Jul 17, 2013	Resale	Grant Deed	\$450,000	\$247	\$323K
Jun 7, 2010	Quitclaim	Quit Claim Transfer			
Jun 7, 2010	Quitclaim	Quit Claim Transfer			
May 24, 2010	Quitclaim	Quit Claim Transfer			
May 20, 2010	Resale	Grant Deed	\$355,000	\$195	\$266K
May 1, 2003	Quitclaim	Quit Claim Transfer			
Jul 15, 1998	Resale	Grant Deed	\$190,000	\$104	\$194K

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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