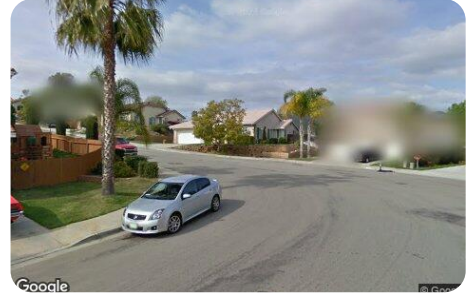


Single Family Residence **RESIDENTIAL**

810 RIVER RUN CIR

SAN MARCOS, CA 92069

\$997,121 TopHap Estimate · \$478 / ft² · confidence 94 · as of Jul 14, 2026



4
BEDS

2.5
BATHS

2,088 ft²
LIVING AREA

0.16 ac
LOT SIZE

1997
YEAR BUILT

3
PARKING

VALUATION

\$997K

\$934K low

\$1.1M high

Last Sale

\$195,000 · Sep 22, 1997

Est. Owner Equity

\$461,121

Loan-to-Value

55%

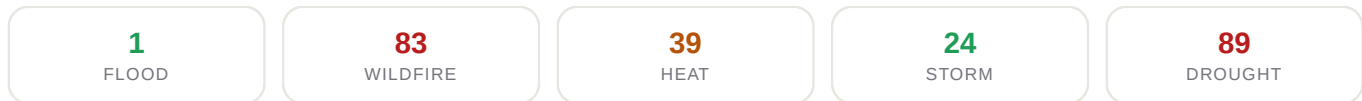
TAX & ASSESSMENT

Property Tax	\$3,591 (2025)
Assessed Value	\$317,399
Previous Assessed	\$311,176

PROPERTY FACTS

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

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Sep 22, 1997	Resale	Grant Deed	\$195,000	\$93	\$199K

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

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

OWNERSHIP

Occupancy	Absentee owner
-----------	-----------------------