

Single Family Residence **RESIDENTIAL**

808 RIVER RUN CIR

SAN MARCOS, CA 92069

\$908,989 TopHap Estimate · \$530 / ft² · confidence 92 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,715 ft²

LIVING AREA

0.15 ac

LOT SIZE

1997

YEAR BUILT

2

PARKING

VALUATION

\$909K

\$833K low

\$985K high

Est. Owner Equity

\$48,199

Loan-to-Value

95%

TAX & ASSESSMENT

Property Tax	\$1,278 (2025)
Assessed Value	\$289,715
Previous Assessed	\$284,035

PROPERTY FACTS

Property Type	Single Family Residence
County	SAN DIEGO
Lot (acres)	0.15
Garage	Carport (Unspecified)
Pool	No

CLIMATE RISK

1 FLOOD	84 WILDFIRE	39 HEAT	24 STORM	89 DROUGHT
------------	----------------	------------	-------------	---------------

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 12, 2016	Quitclaim	Quit Claim Transfer			
Apr 8, 2016	Financing	Intrafamily Transfer			\$484K
Apr 8, 2016	Recorded document	Affidavit Of Death			
Aug 24, 2006	Quitclaim	Quit Claim Transfer			
Aug 24, 2006	Financing	Intrafamily Transfer			\$405K
May 11, 2004	Quitclaim	Quit Claim Transfer			
Mar 30, 2004	Quitclaim	Quit Claim Transfer			\$284K
Sep 19, 2003	Quitclaim	Quit Claim Transfer			
Sep 18, 1997	Resale	Grant Deed	\$178,000	\$104	\$183K

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	Owner occupied
-----------	-----------------------