

Single Family Residence **RESIDENTIAL**

21945 RUSSIAN RIVER DR

SONORA, CA 95370

\$334,547 TopHap Estimate · \$262 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,276 ft²

LIVING AREA

0.24 ac

LOT SIZE

1978

YEAR BUILT

1

STORIES

3

ROOMS

2

PARKING

VALUATION

\$335K

\$313K low

\$356K high

Last Sale

\$273,000 · Feb 26, 2018

Est. Owner Equity

\$70,547

Loan-to-Value

89%

TAX & ASSESSMENT

Property Tax	\$3,172 (2025)
Assessed Value	\$316,834
Previous Assessed	\$310,622
Assessor Market Value	\$333,450

PROPERTY FACTS

Property Type	Single Family Residence
Style	Modern
County	TUOLUMNE
Lot (acres)	0.24
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Feb 22, 2020	Financing	Intrafamily Transfer			\$264K
Feb 22, 2018	Resale	Grant Deed	\$273,000	\$214	\$268K
Apr 4, 2017	Non-arms-length	Trustees Deed	\$195,900	\$154	
Oct 15, 2007	Financing	Intrafamily Transfer			\$235K
Nov 22, 2006	Quitclaim	Quit Claim Transfer			
Sep 17, 2004	Quitclaim	Quit Claim Transfer			\$170K
Nov 27, 1996	Non-arms-length	Trustees Deed	\$94,500	\$74	
Nov 27, 1996	Resale	Trustees Deed	\$94,500	\$74	\$90K
Jan 30, 1996	Non-arms-length	Grant Deed	\$104,000	\$82	
Jul 1, 1994	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Curtis Creek Elementary School	Elementary	KG–8	4.5 mi
Sonora High School	High	9–12	6.7 mi

District: Curtis Creek Elementary 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 95370

90 CRIME INDEX	85 AIR POLLUTION	27,153 POPULATION	\$76K MEDIAN IN-COME	58°F AVG TEMP	78% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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