

Single Family Residence

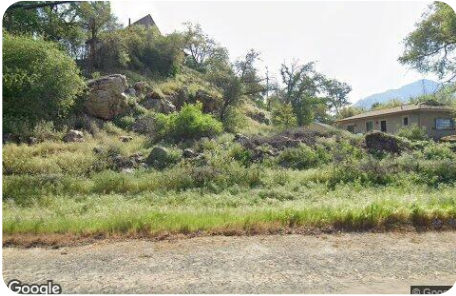
RESIDENTIAL

40673 OLD THREE RIVERS RD

THREE RIVERS, CA 93271

\$440,000

TopHap Estimate · confidence 68 · as of Jul 14, 2026



1.12 ac

LOT SIZE

VALUATION

\$440K

\$298K low

\$582K high

Est. Owner Equity

\$440,000

TAX & ASSESSMENT

Property Tax

\$1,483 (2024)

Assessed Value

\$143,445

Previous Assessed

\$140,633

PROPERTY FACTS

Property Type	Single Family Residence
County	TULARE
Lot (acres)	1.12
Pool	No

CLIMATE RISK

35
FLOOD

78
WILDFIRE

69
HEAT

39
STORM

85
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 7, 2025	Financing	Intrafamily Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Three Rivers Union Elementary School	Elementary	KG–8	1.6 mi
Woodlake High School	High	9–12	10.5 mi

District: Three Rivers Union 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 93271

180 CRIME INDEX	81 AIR POLLUTION	1,807 POPULATION	\$80K MEDIAN IN- COME	59°F AVG TEMP	70% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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