

Single Family Residence

RESIDENTIAL

21886 RUSSIAN RIVER DR

SONORA, CA 95370

\$347,938

TopHap Estimate · \$211 / ft² · confidence 94 · as of Jul 14, 2026



4

BEDS

2

BATHS

1,651 ft²

LIVING AREA

0.25 ac

LOT SIZE

1982

YEAR BUILT

2

STORIES

4

ROOMS

1

PARKING

VALUATION

\$348K

\$327K low

\$369K high

Last Sale

\$340,000 · Apr 22, 2024

Est. Owner Equity

\$14,097

Loan-to-Value

98%

TAX & ASSESSMENT

Property Tax	\$3,623 (2025)
Assessed Value	\$353,736
Previous Assessed	\$346,800
Assessor Market Value	\$355,770

PROPERTY FACTS

Property Type	Single Family Residence
Style	Modern
County	TUOLUMNE
Lot (acres)	0.25
Construction	Wood (Unspecified)
Roof	Composition Shingle
Cooling	Yes
Garage	Garage, Attached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Apr 12, 2024	Resale	Grant Deed	\$340,000	\$206	\$334K
Apr 5, 2024	Financing	Affidavit Of Death Of Joint Tenant			
Oct 6, 2011	Resale	Grant Deed	\$175,000	\$106	\$171K
Apr 14, 2011	Non-arms-length	Trustees Deed	\$228,979	\$139	
Oct 11, 2007	Non-arms-length	Grant Deed	\$285,000	\$173	
Oct 11, 2007	Resale	Grant Deed	\$285,000	\$173	\$271K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Curtis Creek Elementary School	Elementary	KG–8	4.4 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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