

Single Family Residence **RESIDENTIAL**

42618 KAWEAH RIVER DR

THREE RIVERS, CA 93271

\$710,021 TopHap Estimate · \$360 / ft² · confidence 84 · as of Jul 14, 2026



3

BEDS

3

BATHS

1,970 ft²

LIVING AREA

1.32 ac

LOT SIZE

1949

YEAR BUILT

1

STORIES

2

ROOMS

VALUATION

\$710K

\$598K low

\$822K high

Last Sale

\$815,000 · Jan 31, 2022

Est. Owner Equity

\$710,021

TAX & ASSESSMENT

Property Tax	\$7,752 (2025)
Assessed Value	\$726,927
Previous Assessed	\$726,927

PROPERTY FACTS

Property Type	Single Family Residence
County	Tulare
Lot (acres)	1.32
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

99 FLOOD	73 WILDFIRE	70 HEAT	41 STORM	85 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Feb 17, 2022	Financing	Correction Deed			
Jan 26, 2022	Resale	Grant Deed	\$815,000	\$414	
Aug 27, 2010	Resale	Grant Deed	\$277,000	\$141	\$222K
Mar 15, 1994	Quitclaim	Quit Claim Transfer			
Nov 8, 1991	Resale	Grant Deed	\$50,000	\$25	\$20K
Apr 23, 1991	Resale	Grant Deed	\$36,000	\$18	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Three Rivers Union Elementary School	Elementary	KG–8	0.6 mi
Woodlake High School	High	9–12	11.5 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.