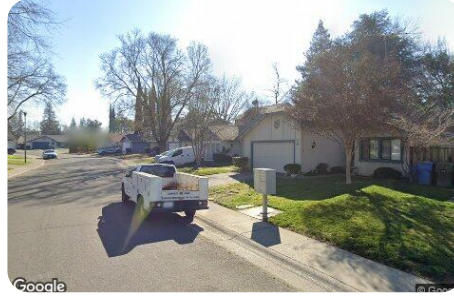


Single Family Residence **RESIDENTIAL**

283 RIVER RUN CIR

SACRAMENTO, CA 95833

\$509,119 TopHap Estimate · \$331 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

1,537 ft²

LIVING AREA

0.1 ac

LOT SIZE

1986

YEAR BUILT

2

STORIES

6

ROOMS

2

PARKING

VALUATION

\$509K

\$489K low

\$529K high

Last Sale

\$360,000 · May 23, 2005

Est. Owner Equity

\$149,119

Loan-to-Value

69%

TAX & ASSESSMENT

Property Tax	\$7,255 (2025)
Assessed Value	\$516,469
Previous Assessed	\$506,343

PROPERTY FACTS

Property Type	Single Family Residence
Style	Custom Design
County	SACRAMENTO
Lot (acres)	0.10
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

CLIMATE RISK

96 FLOOD	49 WILDFIRE	50 HEAT	41 STORM	26 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 11, 2005	Resale	Grant Deed	\$360,000	\$234	\$360K
Oct 31, 2002	Resale	Grant Deed	\$215,000	\$140	\$165K
Oct 15, 1999	Resale	Grant Deed	\$126,500	\$82	\$126K
May 28, 1993	Financing	Grant Deed			\$120K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Hazel Strauch Elementary School	Elementary	KG–6	0.6 mi
Rio Terra Junior High School	Middle	7–8	0.7 mi
Grant Union High School	High	9–12	3.2 mi

District: Twin Rivers 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 95833

98 CRIME INDEX	82 AIR POLLUTION	39,879 POPULATION	\$85K MEDIAN IN-COME	61°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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