

Single Family Residence **RESIDENTIAL**

167 RIVER RUN CIR

SACRAMENTO, CA 95833

\$481,450 TopHap Estimate · \$313 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

1,537 ft²

LIVING AREA

3,920 ft²

LOT SIZE

1985

YEAR BUILT

2

STORIES

6

ROOMS

2

PARKING

VALUATION

\$481K

\$466K low

\$497K high

Last Sale

\$460,000 · Oct 25, 2021

Est. Owner Equity

\$35,250

Loan-to-Value

91%

TAX & ASSESSMENT

Property Tax	\$6,125 (2025)
Assessed Value	\$497,917
Previous Assessed	\$488,155

PROPERTY FACTS

Property Type	Single Family Residence
Style	Custom Design
County	SACRAMENTO
Lot (acres)	0.09
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

CLIMATE RISK

96
FLOOD

62
WILDFIRE

50
HEAT

41
STORM

26
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Oct 20, 2021	Resale	Grant Deed	\$460,000	\$299	\$446K
Aug 17, 2021	Financing	Intrafamily Transfer			\$184K
Aug 2, 2013	Resale	Grant Deed	\$225,000	\$146	\$221K
Apr 29, 2008	Resale	Grant Deed	\$175,000	\$114	\$172K
Apr 1, 2008	Non-arms-length	Trustees Deed	\$149,000	\$97	
Jul 9, 2004	Resale	Grant Deed	\$282,000	\$183	\$212K
Jan 22, 1996	Quitclaim	Quit Claim Transfer			

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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