

Single Family Residence **RESIDENTIAL**

1390 WOODMANSEE WAY

RURAL SALINAS RIVER, CA

\$972,404 TopHap Estimate · \$532 / ft² · confidence 91 · as of Jul 14, 2026

3
BEDS

2
BATHS

1,827 ft²
LIVING AREA

26.38 ac
LOT SIZE

1993
YEAR BUILT

1
STORIES

7
ROOMS

2
PARKING

VALUATION

\$972K

\$885K low

\$1.1M high

Last Sale

\$653,000 · May 23, 2017

Est. Owner Equity

\$368,104

Loan-to-Value

57%

TAX & ASSESSMENT

Property Tax

\$8,151 (2025)

Assessed Value

\$773,012

Previous Assessed

\$757,856

PROPERTY FACTS

Property Type	Single Family Residence
County	SAN LUIS OBISPO
Construction	Wood (Unspecified)
Heating	Forced Air With Air Conditioning
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

1 FLOOD	92 WILDFIRE	20 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 26, 2023	Financing	Intrafamily Transfer			
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May 2, 2017	Resale	Grant Deed	\$653,000	\$357	\$563K
May 3, 2017	Recorded document	Affidavit Of Death			
Sep 19, 1995	Quitclaim	Quit Claim Transfer			
May 31, 1989	Quitclaim	Quit Claim Transfer	\$67,000	\$37	\$59K
May 31, 1989	Resale	Trustees Deed	\$79,000	\$43	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Lillian Larson Elementary School	Elementary	KG–8	1.5 mi
Paso Robles High School	High	9–12	9.1 mi

District: San Miguel Joint 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.

OWNERSHIP

Occupancy

Owner occupied