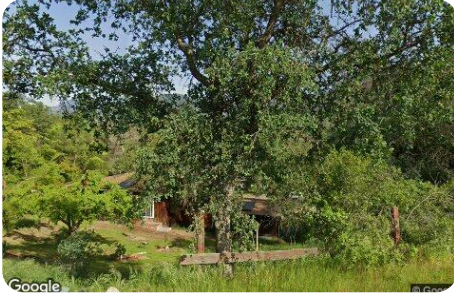


Single Family Residence **RESIDENTIAL**

42880 N KAWEAH RIVER DR

THREE RIVERS, CA 93271

\$672,566 TopHap Estimate · \$361 / ft² · confidence 90 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,862 ft²

LIVING AREA

1.54 ac

LOT SIZE

1969

YEAR BUILT

5

ROOMS

VALUATION

\$673K

\$604K low

\$741K high

Last Sale

\$158,000 · Aug 18, 1989

Est. Owner Equity

\$447,566

Loan-to-Value

35%

TAX & ASSESSMENT

Property Tax	\$3,058 (2025)
Assessed Value	\$290,137
Previous Assessed	\$290,137

PROPERTY FACTS

Property Type	Single Family Residence
County	Tulare
Lot (acres)	1.54
Heating	None
Pool	No

CLIMATE RISK

92 FLOOD	77 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	\$/FT ²	LOAN
Jan 31, 2023	Financing	Intrafamily Transfer			
Aug 18, 1989	Resale	Grant Deed	\$158,000	\$85	\$106K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Three Rivers Union Elementary School	Elementary	KG–8	0.9 mi
Woodlake High School	High	9–12	11.8 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.

OWNERSHIP

Occupancy	Owner occupied
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