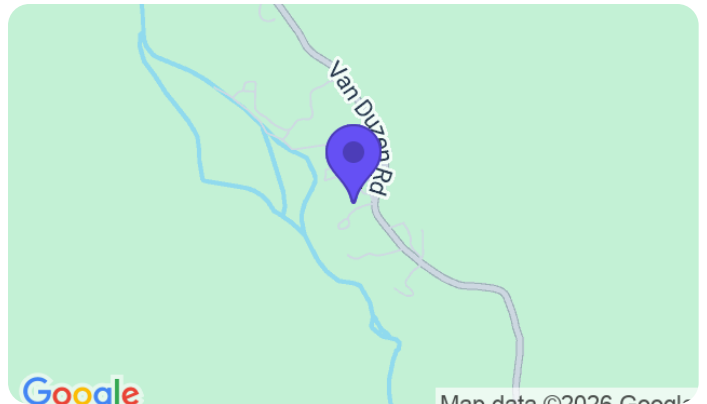
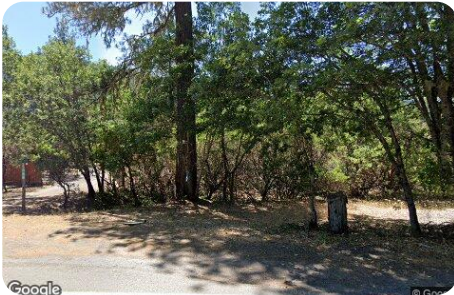


Mobile Home **RESIDENTIAL**

20 RIVER CLF

MAD RIVER, CA 95552



2

BEDS

3

BATHS

1,344 ft²

LIVING AREA

1.67 ac

LOT SIZE

1973

YEAR BUILT

1

STORIES

2

ROOMS

VALUATION

Last Sale

\$70,000 · Jul 13, 2026

TAX & ASSESSMENT

Property Tax	\$2,795 (2025)
Assessed Value	\$269,484
Previous Assessed	\$264,468

PROPERTY FACTS

Property Type	Mobile Home
Style	Mobile Home
County	TRINITY
Pool	No

CLIMATE RISK

1 FLOOD	81 WILDFIRE	33 HEAT	92 STORM	5 DROUGHT
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Scores 0–100; higher = greater projected risk.

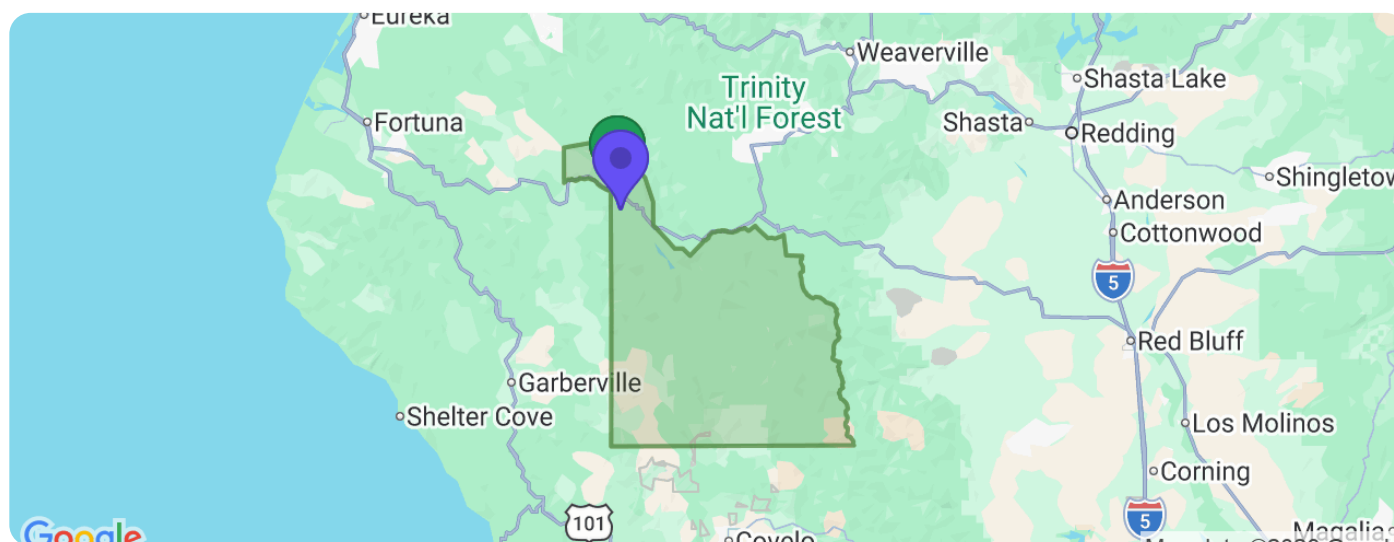
TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 8, 2026	Resale	Grant Deed	\$70,000	\$52	
May 1, 2022	Resale	Grant Deed	\$80,000	\$60	
Apr 29, 2016	Resale	Grant Deed	\$70,000	\$52	
Nov 1, 2004	Resale	Grant Deed	\$60,000	\$45	
Feb 15, 2002	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Van Duzen Elementary School	Elementary	KG–8	1.9 mi
Southern Trinity High School	High	9–12	1.9 mi

District: Southern Trinity Joint 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 95552

132 CRIME INDEX	94 AIR POLLUTION	1,159 POPULATION	\$26K MEDIAN IN-COME	52°F AVG TEMP	51% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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