

Duplex (2 Units, Any Combination) **RESIDENTIAL**

5221 MAD RIVER RD

MAD RIVER, CA 95552

169.03 ac

LOT SIZE

TAX & ASSESSMENT

Property Tax	\$3,613 (2025)
Assessed Value	\$352,467
Previous Assessed	\$348,839

PROPERTY FACTS

Property Type	Duplex (2 Units, Any Combination)
Style	Duplex Single
County	TRINITY
Pool	No

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Van Duzen Elementary School	Elementary	KG–8	6.3 mi
Southern Trinity High School	High	9–12	6.3 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	Owner occupied
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