

Single Family Residence

RESIDENTIAL

75 RIVER CLF

MAD RIVER, CA 95552

\$266,797 TopHap Estimate · \$225 / ft² · confidence 82 · as of Jul 14, 2026



2

BEDS

1,184 ft²

LIVING AREA

2 ac

LOT SIZE

1960

YEAR BUILT

2

ROOMS

VALUATION

\$267K

\$219K low

\$314K high

Last Sale

\$375,000 · Jun 10, 2019

Est. Owner Equity

\$16,797

Loan-to-Value

94%

TAX & ASSESSMENT

Property Tax	\$5,064 (2025)
Assessed Value	\$488,958
Previous Assessed	\$479,175

PROPERTY FACTS

Property Type	Single Family Residence
County	TRINITY
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jun 10, 2019	Quitclaim	Quit Claim Transfer	\$375,000	\$317	
May 8, 2018	Recorded document	Affidavit Of Death			
May 8, 2017	Resale	Grant Deed	\$225,000	\$190	\$160K
Sep 12, 2016	Quitclaim	Quit Claim Transfer			
Dec 19, 2014	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Van Duzen Elementary School	Elementary	KG–8	2.0 mi
Southern Trinity High School	High	9–12	2.0 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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