

Single Family Residence **RESIDENTIAL**

91 RIVER CLF

MAD RIVER, CA 95552

\$186,651 TopHap Estimate · \$117 / ft² · confidence 86 · as of Jul 14, 2026



1,600 ft²
LIVING AREA

2 ac
LOT SIZE

1979
YEAR BUILT

VALUATION

\$187K

\$160K low

\$213K high

Est. Owner Equity

\$186,651

TAX & ASSESSMENT

Property Tax

\$1,360 (2025)

Assessed Value

\$138,371

Previous Assessed

\$135,658

PROPERTY FACTS

Property Type	Single Family Residence
County	TRINITY
Fireplace	Yes
Pool	No

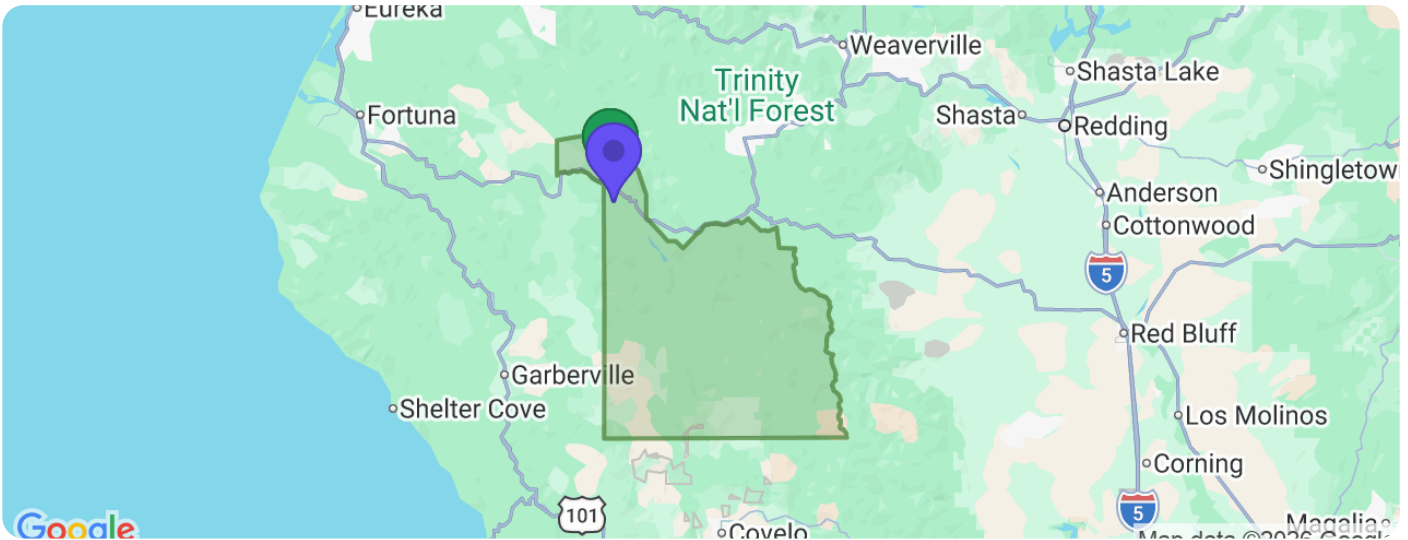
TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 13, 2009	Recorded document	Affidavit Of Death			
Dec 4, 2000	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	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 95522

132 CRIME INDEX	94 AIR POLLUTION	1,159 POPULATION	\$26K MEDIAN IN-COME	52°F AVG TEMP	51% SUNSHINE
---------------------------	----------------------------	----------------------------	--------------------------------	-------------------------	------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy

Owner occupied