

Single Family Residence **RESIDENTIAL**

804 RIVER RUN CIR

SAN MARCOS, CA 92069

\$919,232 TopHap Estimate · \$536 / ft² · confidence 96 · as of Jul 14, 2026



3
BEDS

2
BATHS

1,715 ft²
LIVING AREA

0.18 ac
LOT SIZE

1997
YEAR BUILT

2
PARKING

VALUATION

\$919K

\$879K low

\$960K high

Last Sale

\$567,000 · Feb 6, 2019

Est. Owner Equity

\$209,757

Loan-to-Value

79%

TAX & ASSESSMENT

Property Tax	\$7,262 (2025)
Assessed Value	\$645,143
Previous Assessed	\$632,494

PROPERTY FACTS

Property Type	Single Family Residence
County	SAN DIEGO
Lot (acres)	0.18
Garage	Carport (Unspecified)
Pool	No

CLIMATE RISK

1 FLOOD	81 WILDFIRE	39 HEAT	24 STORM	89 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Nov 17, 2022	Financing	Intrafamily Transfer			
Jan 18, 2019	Resale	Grant Deed	\$567,000	\$331	\$484K
Jun 7, 2018	Resale	Grant Deed	\$540,000	\$315	\$486K
Jun 4, 2015	Financing	Affidavit Of Death			\$747K
Dec 3, 2007	Resale	Grant Deed	\$435,000	\$254	
Sep 11, 1997	Resale	Grant Deed	\$176,000	\$103	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Richland Elementary School	Elementary	KG–5	0.3 mi
Mission Hills High School	High	9–12	0.5 mi
Woodland Park Middle School	Middle	6–8	0.8 mi

District: San Marcos 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 92069

67 CRIME INDEX	102 AIR POLLUTION	49,216 POPULATION	\$92K MEDIAN IN-COME	62°F AVG TEMP	68% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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