

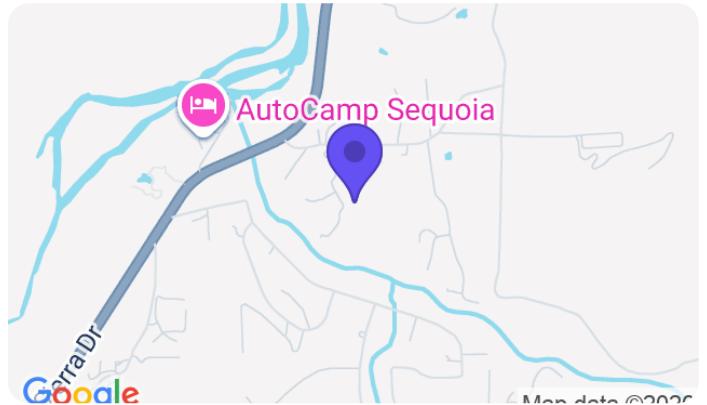
Rural Residence

RESIDENTIAL

40716 OLD THREE RIVERS RD

THREE RIVERS, CA 93271

\$671,516 TopHap Estimate · \$253 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

3.5

BATHS

2,652 ft²

LIVING AREA

4.41 ac

LOT SIZE

2003

YEAR BUILT

1

STORIES

3

ROOMS

1

PARKING

VALUATION

\$672K

\$626K low

\$717K high

Last Sale

\$670,000 · Jun 23, 2026

Est. Owner Equity

\$102,016

Loan-to-Value

82%

TAX & ASSESSMENT

Property Tax	\$7,733 (2025)
Assessed Value	\$725,108
Previous Assessed	\$710,891

PROPERTY FACTS

Property Type	Rural Residence
County	TULARE
Lot (acres)	4.41
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

25
FLOOD

77
WILDFIRE

69
HEAT

39
STORM

85
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

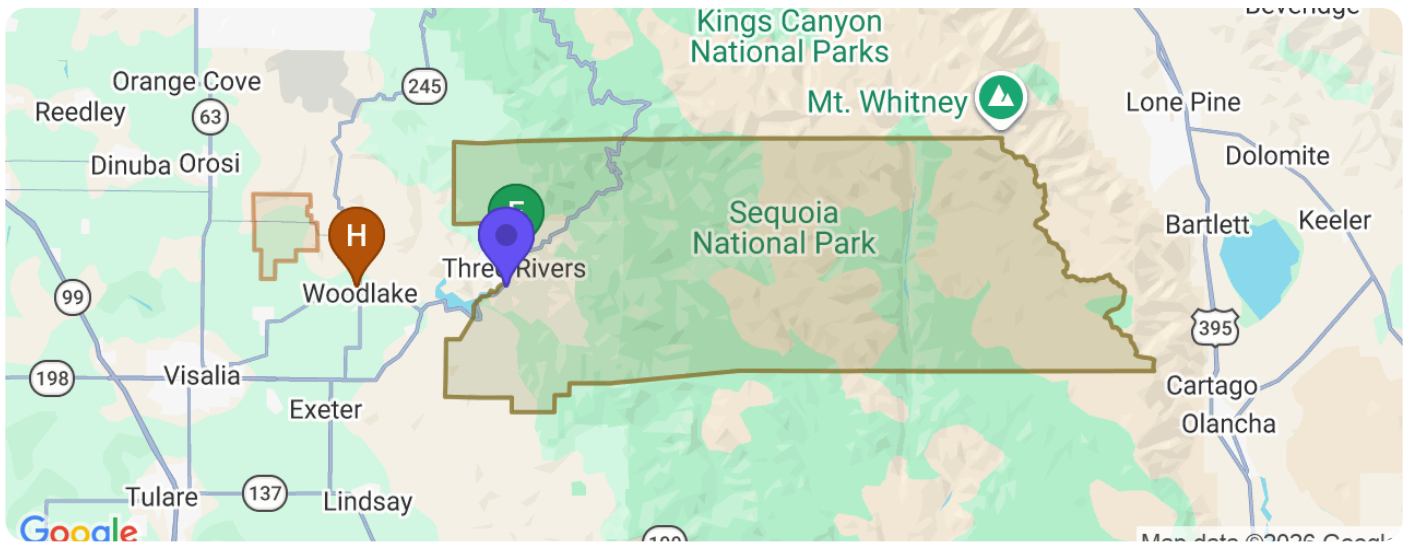
TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 2, 2026	Resale	Grant Deed	\$670,000	\$253	\$570K
Dec 20, 2020	Quitclaim	Quit Claim Transfer			
Mar 26, 2019	Recorded document	Correction Deed			
Mar 19, 2019	Resale	Grant Deed	\$650,000	\$245	\$75K
Aug 12, 2016	Quitclaim	Quit Claim Transfer			
Jun 21, 2016	Financing	Grant Deed			\$330K
May 28, 2014	Resale	Grant Deed	\$365,000	\$138	\$300K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Three Rivers Union Elementary School	Elementary	KG–8	1.7 mi
Woodlake High School	High	9–12	10.6 mi

District: Three Rivers Union Elementary 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 93271

180 CRIME INDEX	81 AIR POLLUTION	1,807 POPULATION	\$80K MEDIAN IN-COME	59°F AVG TEMP	70% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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