

Single Family Residence

RESIDENTIAL

18110 MAD RIVER RD

MAD RIVER, CA 95552

\$413,088

TopHap Estimate · \$213 / ft² · confidence 92 · as of Jul 14, 2026



3

BEDS

3

BATHS

1,940 ft²

LIVING AREA

1.16 ac

LOT SIZE

2004

YEAR BUILT

2

STORIES

5

ROOMS

VALUATION

\$413K

\$379K low

\$447K high

Last Sale

\$425,000 · Jul 1, 2022

Est. Owner Equity

\$153,088

Loan-to-Value

64%

TAX & ASSESSMENT

Property Tax	\$4,599 (2025)
Assessed Value	\$451,012
Previous Assessed	\$442,170

PROPERTY FACTS

Property Type	Single Family Residence
County	TRINITY
Fireplace	Yes
Pool	No

CLIMATE RISK

100
FLOOD

86
WILDFIRE

8
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jun 24, 2022	Resale	Grant Deed	\$425,000	\$219	\$260K
Feb 1, 2021	Resale	Grant Deed	\$325,000	\$168	
Nov 3, 2015	Quitclaim	Quit Claim Transfer			
Sep 23, 2015	Recorded document	Affidavit Of Death			
Jan 29, 2003	Resale	Grant Deed	\$30,000	\$15	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Hoaglin-Zenia Elementary School	Elementary	KG–8	9.5 mi
Southern Trinity High School	High	9–12	17.0 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	Owner occupied
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