

Single Family Residence **RESIDENTIAL**

55 RIVER RUN RD

TEMPLETON, CA 93465

\$717,522 TopHap Estimate · \$482 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,488 ft²

LIVING AREA

0.12 ac

LOT SIZE

2003

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$718K

\$674K low

\$761K high

Last Sale

\$599,000 · Oct 6, 2021

Est. Owner Equity

\$153,472

Loan-to-Value

80%

TAX & ASSESSMENT

Property Tax	\$7,372 (2025)
Assessed Value	\$648,374
Previous Assessed	\$635,662

PROPERTY FACTS

Property Type	Single Family Residence
County	SAN LUIS OBISPO
Lot (acres)	0.12
Construction	Wood (Unspecified)
Heating	Forced Air With Air Conditioning
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

1
FLOOD

88
WILDFIRE

20
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 30, 2021	Resale	Grant Deed	\$599,000	\$403	\$564K
Jan 14, 2013	Quitclaim	Quit Claim Transfer			
May 17, 2011	Resale	Grant Deed	\$285,000	\$192	\$214K
May 27, 2008	Recorded document	Affidavit Of Death			
Jan 20, 2004	Quitclaim	Quit Claim Transfer			
Dec 12, 2003	Resale	Grant Deed	\$349,000	\$235	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Templeton Elementary School	Elementary	KG–2	0.9 mi
Templeton Middle School	Middle	6–8	1.0 mi
Templeton High School	High	9–12	1.3 mi

District: Templeton 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 93465

78 CRIME INDEX	93 AIR POLLUTION	9,976 POPULATION	\$127K MEDIAN IN-COME	58°F AVG TEMP	75% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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