

Single Family Residence **RESIDENTIAL**

65 RIVER RUN RD

TEMPLETON, CA 93465

\$704,012 TopHap Estimate · \$467 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,509 ft²

LIVING AREA

0.13 ac

LOT SIZE

2003

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$704K

\$652K low

\$756K high

Last Sale

\$525,000 · Oct 5, 2018

Est. Owner Equity

\$303,012

Loan-to-Value

56%

TAX & ASSESSMENT

Property Tax	\$6,805 (2025)
Assessed Value	\$597,354
Previous Assessed	\$585,642

PROPERTY FACTS

Property Type	Single Family Residence
County	SAN LUIS OBISPO
Lot (acres)	0.13
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 17, 2018	Resale	Grant Deed	\$525,000	\$348	\$405K
Dec 7, 2006	Recorded document	Affidavit Of Death			
Jul 23, 2004	Resale	Grant Deed	\$348,500	\$231	

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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