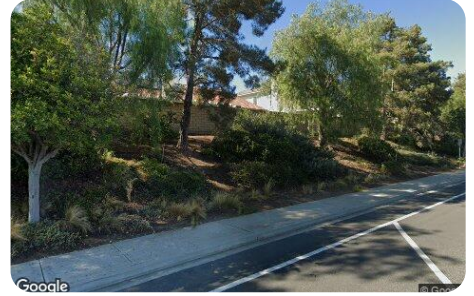
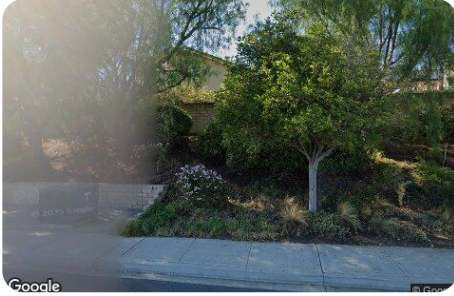


Single Family Residence **RESIDENTIAL**

805 RIVER RUN CIR

SAN MARCOS, CA 92069

\$1,059,355 TopHap Estimate · \$483 / ft² · confidence 93 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,194 ft²

LIVING AREA

0.16 ac

LOT SIZE

1997

YEAR BUILT

3

PARKING

VALUATION

\$1.1M

\$990K low

\$1.1M high

Last Sale

\$223,000 · Jun 25, 1998

Est. Owner Equity

\$888,355

Loan-to-Value

17%

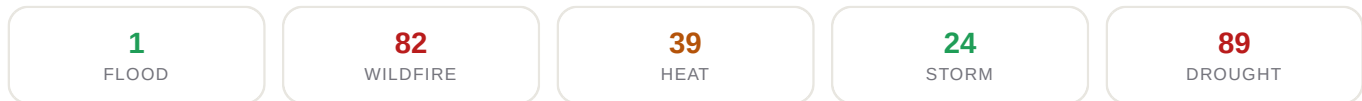
TAX & ASSESSMENT

Property Tax	\$4,022 (2025)
Assessed Value	\$363,007
Previous Assessed	\$355,890

PROPERTY FACTS

Property Type	Single Family Residence
County	SAN DIEGO
Lot (acres)	0.16
Pool	No

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jun 25, 1998	Resale	Grant Deed	\$223,000	\$102	\$178K

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	Owner occupied
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