

Single Family Residence **RESIDENTIAL**

830 RIVER RUN CIR

SAN MARCOS, CA 92069

\$1,127,605 TopHap Estimate · \$514 / ft² · confidence 97 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,194 ft²

LIVING AREA

0.19 ac

LOT SIZE

1999

YEAR BUILT

2

PARKING

VALUATION

\$1.1M

\$1.1M low

\$1.2M high

Last Sale

\$649,000 · Mar 6, 2020

Est. Owner Equity

\$294,884

Loan-to-Value

78%

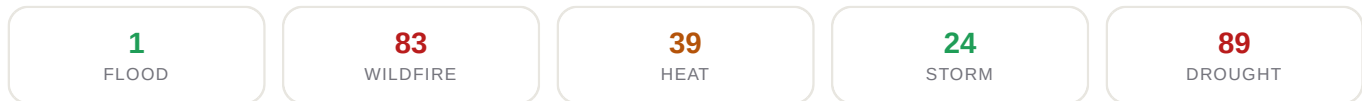
TAX & ASSESSMENT

Property Tax	\$8,065 (2025)
Assessed Value	\$723,966
Previous Assessed	\$709,771

PROPERTY FACTS

Property Type	Single Family Residence
County	SAN DIEGO
Lot (acres)	0.19
Pool	No

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Feb 25, 2020	Resale	Grant Deed	\$649,000	\$296	\$617K
Feb 5, 2014	Resale	Grant Deed	\$489,000	\$223	\$352K
Jun 20, 2007	Quitclaim	Quit Claim Transfer			\$456K
Jan 29, 2003	Quitclaim	Quit Claim Transfer			
Oct 28, 2002	Quitclaim	Quit Claim Transfer			
Jul 24, 1998	Resale	Grant Deed	\$197,000	\$90	\$187K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Richland Elementary School	Elementary	KG–5	0.3 mi
Mission Hills High School	High	9–12	0.6 mi
Woodland Park Middle School	Middle	6–8	0.9 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
--------------------------------------	---	---	--	-------------------------------------	------------------------------------

Index values: 100 = US average; lower is better.

|
 OWNERSHIP

Occupancy	Owner occupied
-----------	----------------