

Single Family Residence **RESIDENTIAL**

307 RIVER RUN CIR

SACRAMENTO, CA 95833

\$441,264 TopHap Estimate · \$328 / ft² · confidence 98 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,347 ft²

LIVING AREA

0.14 ac

LOT SIZE

1986

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$441K

\$431K low

\$451K high

Last Sale

\$385,000 · Aug 22, 2003

Est. Owner Equity

\$230,664

Loan-to-Value

50%

TAX & ASSESSMENT

Property Tax	\$2,035 (2025)
Assessed Value	\$146,159
Previous Assessed	\$143,294

PROPERTY FACTS

Property Type	Single Family Residence
Style	Custom Design
County	SACRAMENTO
Lot (acres)	0.14
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

CLIMATE RISK

94
FLOOD

66
WILDFIRE

50
HEAT

41
STORM

26
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Nov 20, 2013	Quitclaim	Quit Claim Transfer			\$126K
Oct 30, 1996	Quitclaim	Quit Claim Transfer			
Oct 30, 1996	Resale	Trustees Deed	\$88,000	\$65	\$87K
May 7, 1996	Non-arms-length	Trustees Deed	\$94,000	\$70	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Hazel Strauch Elementary School	Elementary	KG–6	0.6 mi
Rio Terra Junior High School	Middle	7–8	0.6 mi
Grant Union High School	High	9–12	3.1 mi

District: Twin Rivers 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 95833

98 CRIME INDEX	82 AIR POLLUTION	39,879 POPULATION	\$85K MEDIAN IN-COME	61°F AVG TEMP	78% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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