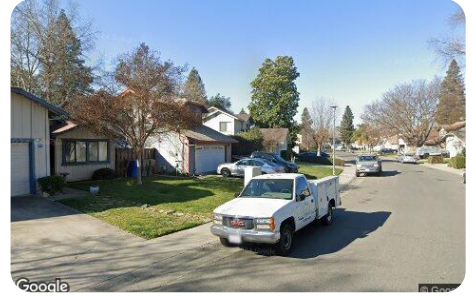
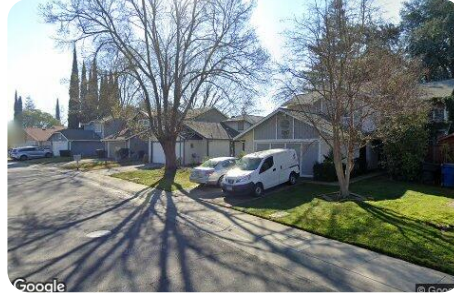


Single Family Residence **RESIDENTIAL**

287 RIVER RUN CIR

SACRAMENTO, CA 95833

\$423,032 TopHap Estimate · \$314 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,347 ft²

LIVING AREA

0.11 ac

LOT SIZE

1986

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$423K

\$405K low

\$441K high

Last Sale

\$112,000 · Nov 8, 1993

Est. Owner Equity

\$90,632

Loan-to-Value

78%

TAX & ASSESSMENT

Property Tax	\$2,577 (2025)
Assessed Value	\$194,129
Previous Assessed	\$190,323

PROPERTY FACTS

Property Type	Single Family Residence
Style	Custom Design
County	SACRAMENTO
Lot (acres)	0.11
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

CLIMATE RISK

96 FLOOD	49 WILDFIRE	50 HEAT	41 STORM	26 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Sep 21, 2022	Financing	Intrafamily Transfer			
Apr 4, 2022	Financing	Grant Deed			
Feb 4, 2022	Financing	Grant Deed			
Nov 8, 1993	Resale	Grant Deed	\$112,000	\$83	\$111K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Hazel Strauch Elementary School	Elementary	KG–6	0.6 mi
Rio Terra Junior High School	Middle	7–8	0.7 mi
Grant Union High School	High	9–12	3.2 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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