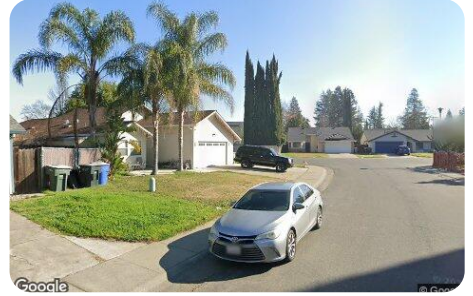


Single Family Residence **RESIDENTIAL**

300 RIVER RUN CIR

SACRAMENTO, CA 95833

\$452,407 TopHap Estimate · \$294 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

1,537 ft²

LIVING AREA

0.11 ac

LOT SIZE

1986

YEAR BUILT

2

STORIES

6

ROOMS

2

PARKING

VALUATION

\$452K

\$428K low

\$477K high

Last Sale

\$238,000 · Feb 19, 2016

Est. Owner Equity

\$278,870

Loan-to-Value

38%

TAX & ASSESSMENT

Property Tax	\$3,716 (2025)
Assessed Value	\$287,368
Previous Assessed	\$281,735

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

95 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
Feb 12, 2016	Resale	Grant Deed	\$238,000	\$155	\$190K
Apr 24, 1990	Resale	Grant Deed	\$147,000	\$96	\$103K
Nov 2, 1988	Non-arms-length	Grant Deed	\$22,000	\$14	\$75K

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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