

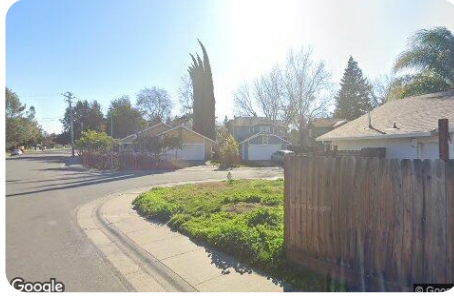
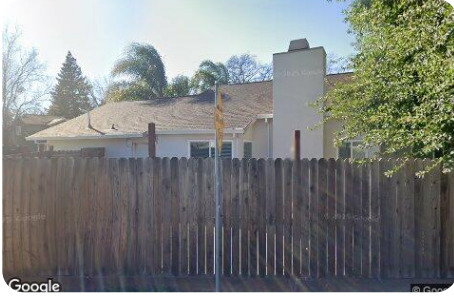
Single Family Residence

RESIDENTIAL

304 RIVER RUN CIR

SACRAMENTO, CA 95833

\$436,737 TopHap Estimate · \$324 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,347 ft²

LIVING AREA

0.15 ac

LOT SIZE

1986

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$437K

\$404K low

\$469K high

Last Sale

\$130,000 · May 23, 2011

Est. Owner Equity

\$311,737

Loan-to-Value

29%

TAX & ASSESSMENT

Property Tax	\$2,392 (2025)
Assessed Value	\$169,868
Previous Assessed	\$166,538

PROPERTY FACTS

Property Type	Single Family Residence
Style	Custom Design
County	SACRAMENTO
Lot (acres)	0.15
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
Mar 10, 2020	Quitclaim	Quit Claim Transfer			
Mar 10, 2020	Quitclaim	Quit Claim Transfer			\$125K
Jan 27, 2014	Financing	Intrafamily Transfer			\$127K
Apr 28, 2011	Resale	Grant Deed	\$130,000	\$97	\$127K
May 18, 2011	Quitclaim	Quit Claim Transfer			
Mar 25, 2010	Foreclosure sale	Trustees Deed	\$122,000	\$91	
May 22, 2007	Financing	Intrafamily Transfer			\$240K
May 1, 1998	Resale	Grant Deed	\$107,000	\$79	\$106K

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	Absentee owner
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