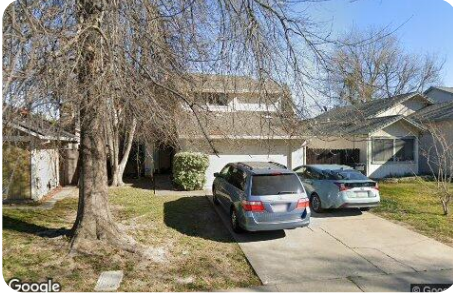


Single Family Residence **RESIDENTIAL**

292 RIVER RUN CIR

SACRAMENTO, CA 95833

\$459,826 TopHap Estimate · \$299 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

1,537 ft²

LIVING AREA

0.1 ac

LOT SIZE

1986

YEAR BUILT

2

STORIES

6

ROOMS

2

PARKING

VALUATION

\$460K

\$442K low

\$478K high

Last Sale

\$155,000 · Feb 15, 2013

Est. Owner Equity

\$0

TAX & ASSESSMENT

Property Tax	\$4,287 (2025)
Assessed Value	\$337,374
Previous Assessed	\$330,760

PROPERTY FACTS

Property Type	Single Family Residence
Style	Custom Design
County	SACRAMENTO
Lot (acres)	0.10
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

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Sep 6, 2017	Quitclaim	Quit Claim Transfer			
Feb 8, 2013	Resale	Grant Deed	\$155,000	\$101	
Jan 21, 2003	Quitclaim	Quit Claim Transfer			\$155K
Nov 3, 1998	Quitclaim	Quit Claim Transfer			
Mar 26, 1998	Quitclaim	Quit Claim Transfer			
Mar 26, 1998	Resale	Trustees Deed	\$103,500	\$67	\$98K
Jul 14, 1993	Resale	Grant Deed	\$124,000	\$81	\$99K
Oct 1, 1991	Quitclaim	Quit Claim Transfer			\$2K
Sep 22, 1988	Non-arms-length	Grant Deed	\$57,000	\$37	

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	3.2 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	Absentee owner
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