

Single Family Residence **RESIDENTIAL**

118 RIVER RUN CIR

SACRAMENTO, CA 95833

\$419,197 TopHap Estimate · \$311 / ft² · confidence 90 · 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

\$419K

\$375K low

\$463K high

Est. Owner Equity

\$322,197

Loan-to-Value

23%

TAX & ASSESSMENT

Property Tax	\$2,453 (2025)
Assessed Value	\$175,990
Previous Assessed	\$172,540

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

97
FLOOD

49
WILDFIRE

50
HEAT

41
STORM

26
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 12, 2023	Financing	Intrafamily Transfer			
Dec 11, 2020	Quitclaim	Quit Claim Transfer			\$97K
Aug 27, 2012	Quitclaim	Quit Claim Transfer			\$125K
Dec 4, 2008	Resale	Grant Deed	\$147,000	\$109	\$132K
Jan 15, 2009	Recorded document	Grant Deed			
Sep 2, 2008	Non-arms-length	Trustees Deed	\$122,245	\$91	
Sep 22, 2006	Quitclaim	Quit Claim Transfer			\$300K
Aug 17, 2004	Resale	Grant Deed	\$295,000	\$219	\$236K
Feb 6, 2003	Quitclaim	Quit Claim Transfer			\$180K
Jul 18, 2002	Quitclaim	Quit Claim Transfer			

Nov 3, 1999	Resale	Grant Deed	\$127,000	\$94	\$126K
Mar 24, 1995	Recorded document	Grant Deed			
Jul 25, 1990	Non-arms-length	Grant Deed	\$143,500	\$107	\$123K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Hazel Strauch Elementary School	Elementary	KG–6	0.5 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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