

Single Family Residence **RESIDENTIAL**

122 RIVER RUN CIR

SACRAMENTO, CA 95833

\$466,570 TopHap Estimate · \$267 / ft² · confidence 93 · as of Jul 14, 2026



4

BEDS

3

BATHS

1,750 ft²

LIVING AREA

0.1 ac

LOT SIZE

1986

YEAR BUILT

2

STORIES

8

ROOMS

2

PARKING

VALUATION

\$467K

\$432K low

\$501K high

Last Sale

\$125,000 · Jun 9, 1999

Est. Owner Equity

\$288,570

Loan-to-Value

37%

TAX & ASSESSMENT

Property Tax	\$2,740 (2025)
Assessed Value	\$199,855
Previous Assessed	\$195,937

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

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
Jun 20, 2007	Quitclaim	Quit Claim Transfer			
Jun 9, 1999	Resale	Trustees Deed	\$125,000	\$71	\$100K
Jun 9, 1999	Quitclaim	Quit Claim Transfer			
Jun 9, 1999	Recorded document	Trustees Deed			
Apr 16, 1993	Non-arms-length	Grant Deed	\$75,000	\$43	

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	Absentee owner
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