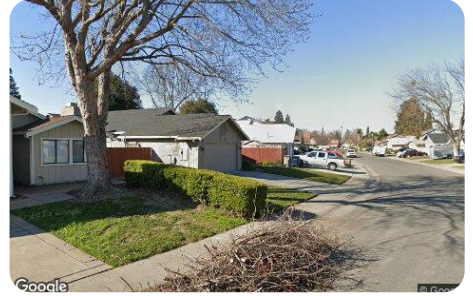


Single Family Residence **RESIDENTIAL**

108 RIVER RUN CIR

SACRAMENTO, CA 95833

\$470,884 TopHap Estimate · \$350 / ft² · confidence 96 · 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

\$471K

\$451K low

\$491K high

Last Sale

\$450,000 · Sep 22, 2021

Est. Owner Equity

\$63,884

Loan-to-Value

84%

TAX & ASSESSMENT

Property Tax	\$5,934 (2025)
Assessed Value	\$487,091
Previous Assessed	\$477,542

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

96
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
Sep 20, 2021	Resale	Grant Deed	\$450,000	\$334	\$407K
Apr 22, 2021	Resale	Grant Deed	\$285,000	\$212	
Apr 22, 2021	Financing	Intrafamily Transfer			
Dec 13, 2014	Quitclaim	Quit Claim Transfer			
Mar 24, 1994	Quitclaim	Quit Claim Transfer			\$115K
Mar 26, 1991	Resale	Grant Deed	\$145,000	\$108	\$116K

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
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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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