

Single Family Residence **RESIDENTIAL**

115 RIVER RUN CIR

SACRAMENTO, CA 95833

\$456,837 TopHap Estimate · \$261 / ft² · confidence 97 · as of Jul 14, 2026



4

BEDS

3

BATHS

1,750 ft²

LIVING AREA

0.11 ac

LOT SIZE

1985

YEAR BUILT

2

STORIES

8

ROOMS

2

PARKING

VALUATION

\$457K

\$442K low

\$471K high

Last Sale

\$160,000 · Feb 29, 2012

Est. Owner Equity

\$318,137

Loan-to-Value

31%

TAX & ASSESSMENT

Property Tax	\$2,801 (2025)
Assessed Value	\$204,973
Previous Assessed	\$200,955

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

46
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
Dec 13, 2019	Quitclaim	Quit Claim Transfer			\$139K
Mar 15, 2016	Quitclaim	Quit Claim Transfer			
Feb 23, 2012	Resale	Grant Deed	\$160,000	\$91	\$156K
Dec 20, 2011	Non-arms-length	Trustees Deed	\$124,600	\$71	
May 16, 2002	Resale	Grant Deed	\$210,000	\$120	\$168K
Jan 14, 1999	Resale	Grant Deed	\$125,000	\$71	\$125K
Dec 20, 1996	Recorded document	Trustees Deed			
Dec 20, 1996	Resale	Trustees Deed	\$110,000	\$63	\$109K
Dec 20, 1996	Quitclaim	Quit Claim Transfer			
Apr 1, 1994	Quitclaim	Quit Claim Transfer			

Oct 8, 1993	Quitclaim	Quit Claim Transfer		\$87K
Jun 23, 1989	Recorded document	Trustees Deed		
Jun 23, 1989	Non-arms-length	Trustees Deed	\$38,500	\$22

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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