

Single Family Residence **RESIDENTIAL**

119 RIVER RUN CIR

SACRAMENTO, CA 95833

\$376,519 TopHap Estimate · \$332 / ft² · confidence 89 · as of Jul 14, 2026



2
BEDS

2
BATHS

1,134 ft²
LIVING AREA

0.11 ac
LOT SIZE

1985
YEAR BUILT

1
STORIES

5
ROOMS

2
PARKING

VALUATION

\$377K

\$335K low

\$418K high

Last Sale

\$215,000 · Jun 17, 2015

Est. Owner Equity

\$182,650

Loan-to-Value

50%

TAX & ASSESSMENT

Property Tax	\$3,420 (2025)
Assessed Value	\$263,554
Previous Assessed	\$258,387

PROPERTY FACTS

Property Type	Single Family Residence
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
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jun 16, 2015	Resale	Grant Deed	\$215,000	\$190	\$211K
Jun 29, 2012	Resale	Grant Deed	\$110,000	\$97	\$102K
Oct 19, 2000	Quitclaim	Quit Claim Transfer			
Mar 7, 2000	Resale	Grant Deed	\$124,500	\$110	\$87K
Dec 8, 1993	Quitclaim	Quit Claim Transfer			\$126K
May 17, 1991	Resale	Grant Deed	\$127,000	\$112	\$127K
Oct 5, 1990	Resale	Grant Deed	\$123,000	\$108	\$98K

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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