

Single Family Residence

RESIDENTIAL

244 RIVER RUN CIR

SACRAMENTO, CA 95833

\$467,478 TopHap Estimate · \$298 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

1,567 ft²

LIVING AREA

0.13 ac

LOT SIZE

1986

YEAR BUILT

2

STORIES

6

ROOMS

VALUATION

\$467K

\$452K low

\$483K high

Last Sale

\$265,000 · Oct 13, 2016

Est. Owner Equity

\$222,478

Loan-to-Value

52%

TAX & ASSESSMENT

Property Tax	\$3,945 (2025)
Assessed Value	\$313,699
Previous Assessed	\$307,549

PROPERTY FACTS

Property Type	Single Family Residence
Style	Custom Design
County	SACRAMENTO
Lot (acres)	0.13
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

CLIMATE RISK

97 FLOOD	62 WILDFIRE	50 HEAT	41 STORM	26 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Oct 11, 2016	Resale	Grant Deed	\$265,000	\$169	\$260K
Jul 8, 2004	Resale	Grant Deed	\$298,000	\$190	\$268K
Aug 31, 2001	Resale	Grant Deed	\$159,500	\$102	\$128K
Sep 10, 1993	Resale	Grant Deed	\$128,000	\$82	\$127K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Hazel Strauch Elementary School	Elementary	KG–6	0.7 mi
Rio Terra Junior High School	Middle	7–8	0.7 mi
Grant Union High School	High	9–12	3.3 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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