

Single Family Residence **RESIDENTIAL**

215 RIVER RUN CIR

SACRAMENTO, CA 95833

\$442,338 TopHap Estimate · \$390 / ft² · confidence 97 · as of Jul 14, 2026



2
BEDS

2
BATHS

1,134 ft²
LIVING AREA

0.1 ac
LOT SIZE

1985
YEAR BUILT

1
STORIES

5
ROOMS

2
PARKING

VALUATION

\$442K

\$428K low

\$457K high

Last Sale

\$395,000 · May 25, 2021

Est. Owner Equity

\$81,338

Loan-to-Value

82%

TAX & ASSESSMENT

Property Tax	\$5,313 (2025)
Assessed Value	\$436,108
Previous Assessed	\$427,558

PROPERTY FACTS

Property Type	Single Family Residence
County	SACRAMENTO
Lot (acres)	0.10
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

CLIMATE RISK

96
FLOOD

62
WILDFIRE

50
HEAT

41
STORM

26
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 18, 2021	Resale	Grant Deed	\$395,000	\$348	\$361K
Jan 31, 2019	Resale	Grant Deed	\$300,500	\$265	\$9K
Nov 10, 2011	Resale	Grant Deed	\$80,000	\$71	
Sep 28, 2011	Quitclaim	Quit Claim Transfer			
Apr 19, 2011	Foreclosure sale	Trustees Deed	\$95,000	\$84	
Mar 8, 2006	Quitclaim	Quit Claim Transfer			\$518K
Jun 25, 2004	Quitclaim	Quit Claim Transfer			\$411K
Aug 1, 2001	Resale	Grant Deed	\$141,500	\$125	
Sep 2, 1992	Quitclaim	Quit Claim Transfer			\$112K
Sep 28, 1990	Resale	Grant Deed	\$127,000	\$112	\$101K

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
--------------------------	----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
-----------	----------------