

Single Family Residence **RESIDENTIAL**

223 RIVER RUN CIR

SACRAMENTO, CA 95833

\$486,379 TopHap Estimate · \$361 / ft² · confidence 89 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,347 ft²

LIVING AREA

0.1 ac

LOT SIZE

1985

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$486K

\$431K low

\$542K high

Last Sale

\$485,000 · May 11, 2026

Est. Owner Equity

\$251,379

Loan-to-Value

48%

TAX & ASSESSMENT

Property Tax	\$3,347 (2025)
Assessed Value	\$261,500
Previous Assessed	\$256,373

PROPERTY FACTS

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

CLIMATE RISK

95
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
Apr 29, 2026	Resale	Grant Deed	\$485,000	\$360	\$235K
Feb 27, 2026	Resale	Grant Deed	\$330,000	\$245	
Oct 30, 2025	Financing	Affidavit Of Death Of Joint Tenant			
Oct 30, 2025	Financing	Intrafamily Transfer			
Jun 19, 2002	Quitclaim	Quit Claim Transfer			\$118K
Jul 19, 1991	Resale	Grant Deed	\$145,000	\$108	\$148K

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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