

Single Family Residence **RESIDENTIAL**

# 42490 KAWEAH RIVER DR # 9

THREE RIVERS, CA 93271

**1**

BEDS

**1**

BATHS

**1,042 ft<sup>2</sup>**

LIVING AREA

**1.93 ac**

LOT SIZE

**1997**

YEAR BUILT

**1**

STORIES

**4**

ROOMS

**2**

PARKING

## TAX & ASSESSMENT

|                   |                       |
|-------------------|-----------------------|
| Property Tax      | <b>\$3,957 (2025)</b> |
| Assessed Value    | <b>\$375,140</b>      |
| Previous Assessed | <b>\$375,140</b>      |

## PROPERTY FACTS

|               |                                |
|---------------|--------------------------------|
| Property Type | <b>Single Family Residence</b> |
| County        | <b>Tulare</b>                  |
| Lot (acres)   | <b>1.93</b>                    |
| Construction  | <b>Wood (Unspecified)</b>      |
| Heating       | <b>Central</b>                 |
| Cooling       | <b>Central</b>                 |
| Fireplace     | <b>Yes</b>                     |
| Garage        | <b>Garage, Attached</b>        |
| Pool          | <b>No</b>                      |



Deck · 414 ft<sup>2</sup>

Patio · 156 ft<sup>2</sup>

## CLIMATE RISK

**69**  
FLOOD

**75**  
WILDFIRE

**70**  
HEAT

**40**  
STORM

**85**  
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

## TRANSACTION HISTORY

| DATE                | TYPE              | DEED                | PRICE     | \$/FT <sup>2</sup> | LOAN  |
|---------------------|-------------------|---------------------|-----------|--------------------|-------|
| <b>Aug 10, 2011</b> | Resale            | Grant Deed          | \$285,000 | \$274              |       |
| <b>Aug 10, 2011</b> | Financing         | Grant Deed          |           |                    |       |
| <b>Jul 13, 2005</b> | Quitclaim         | Quit Claim Transfer |           |                    |       |
| <b>Oct 8, 2004</b>  | Resale            | Grant Deed          | \$365,000 | \$350              | \$37K |
| <b>Feb 18, 1999</b> | Quitclaim         | Quit Claim Transfer |           |                    |       |
| <b>Oct 4, 1996</b>  | Resale            | Grant Deed          | \$65,000  | \$62               |       |
| <b>Jul 25, 1996</b> | Resale            | Grant Deed          | \$60,000  | \$58               |       |
| <b>Mar 20, 1996</b> | Recorded document | Trustees Deed       |           |                    |       |
| <b>Mar 20, 1996</b> | Resale            | Trustees Deed       | \$30,000  | \$29               |       |

## ASSIGNED SCHOOLS

| SCHOOL                                      | LEVEL      | GRADES | DISTANCE |
|---------------------------------------------|------------|--------|----------|
| <b>Three Rivers Union Elementary School</b> | Elementary | KG–8   | 1.9 mi   |
| <b>Woodlake High School</b>                 | High       | 9–12   | 11.2 mi  |

District: Three Rivers Union Elementary 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 93271**

|                           |                            |                            |                                    |                         |                        |
|---------------------------|----------------------------|----------------------------|------------------------------------|-------------------------|------------------------|
| <b>180</b><br>CRIME INDEX | <b>81</b><br>AIR POLLUTION | <b>1,807</b><br>POPULATION | <b>\$80K</b><br>MEDIAN IN-<br>COME | <b>59°F</b><br>AVG TEMP | <b>70%</b><br>SUNSHINE |
|---------------------------|----------------------------|----------------------------|------------------------------------|-------------------------|------------------------|

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

**OWNERSHIP**

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|