

Single Family Residence **RESIDENTIAL**

# 42490 KAWEAH RIVER DR

THREE RIVERS, CA 93271

**\$435,507** TopHap Estimate · \$311 / ft<sup>2</sup> · confidence 89 · as of Jul 14, 2026

**2**  
BEDS

**2**  
BATHS

**1,399 ft<sup>2</sup>**  
LIVING AREA

**4.99 ac**  
LOT SIZE

**2004**  
YEAR BUILT

**1**  
STORIES

**6**  
ROOMS

## VALUATION

**\$436K**

\$388K low

\$483K high

Last Sale

**\$86,000 · May 3, 2002**

Est. Owner Equity

**\$435,507**

## TAX & ASSESSMENT

|                   |                       |
|-------------------|-----------------------|
| Property Tax      | <b>\$1,494 (2025)</b> |
| Assessed Value    | <b>\$142,330</b>      |
| Previous Assessed | <b>\$142,330</b>      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | Tulare                  |
| Lot (acres)   | 4.99                    |
| Construction  | Wood (Unspecified)      |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Pool          | No                      |

## CLIMATE RISK

|             |                |            |             |               |
|-------------|----------------|------------|-------------|---------------|
| 33<br>FLOOD | 78<br>WILDFIRE | 70<br>HEAT | 40<br>STORM | 85<br>DROUGHT |
|-------------|----------------|------------|-------------|---------------|

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

## TRANSACTION HISTORY

| DATE        | TYPE              | DEED                | PRICE    | \$/FT² | LOAN  |
|-------------|-------------------|---------------------|----------|--------|-------|
| Nov 7, 2012 | Recorded document | Affidavit Of Death  |          |        |       |
| Nov 7, 2012 | Quitclaim         | Quit Claim Transfer |          |        |       |
| May 3, 2002 | Resale            | Grant Deed          | \$86,000 | \$61   | \$36K |
| May 3, 2002 | Resale            | Grant Deed          | \$40,000 | \$29   |       |

## ASSIGNED SCHOOLS

| SCHOOL                               | LEVEL      | GRADES | DISTANCE |
|--------------------------------------|------------|--------|----------|
| Three Rivers Union Elementary School | Elementary | KG–8   | 1.3 mi   |
| Woodlake High School                 | 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-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> |
|-----------|-----------------------|