

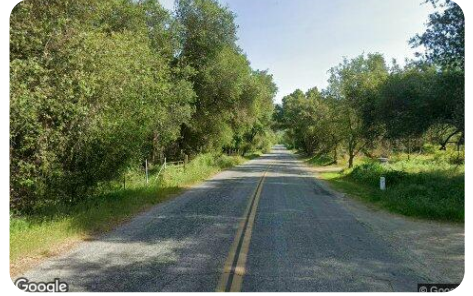
Rural Residence

RESIDENTIAL

42801 KAWEAH RIVER DR

THREE RIVERS, CA 93271

\$626,392 TopHap Estimate · \$316 / ft² · confidence 94 · as of Jul 14, 2026



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2

BEDS

1

BATHS

1,983 ft²

LIVING AREA

2.23 ac

LOT SIZE

1955

YEAR BUILT

1

STORIES

2

ROOMS

VALUATION

\$626K

\$592K low

\$661K high

Last Sale

\$195,000 · Jun 14, 2012

Est. Owner Equity

\$626,392

TAX & ASSESSMENT

Property Tax	\$2,855 (2025)
Assessed Value	\$270,907
Previous Assessed	\$265,596

PROPERTY FACTS

Property Type	Rural Residence
County	TULARE
Lot (acres)	2.23
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

Patio · 956 ft²

CLIMATE RISK

99
FLOOD

77
WILDFIRE

70
HEAT

40
STORM

85
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 13, 2026	Financing	Correction Deed			
Feb 17, 2026	Financing	Intrafamily Transfer			
May 22, 2012	Resale	Grant Deed	\$195,000	\$98	\$250K
Apr 18, 2012	Non-arms-length	Trustees Deed	\$190,567	\$96	
Dec 16, 1998	Quitclaim	Quit Claim Transfer			
Oct 23, 1997	Resale	Grant Deed	\$145,000	\$73	
Jan 10, 1996	Recorded document	Grant Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Three Rivers Union Elementary School	Elementary	KG–8	0.9 mi
Woodlake High School	High	9–12	11.2 mi

District: Three Rivers Union Elementary School District



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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

180 CRIME INDEX	81 AIR POLLUTION	1,807 POPULATION	\$80K MEDIAN IN-COME	59°F AVG TEMP	70% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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