

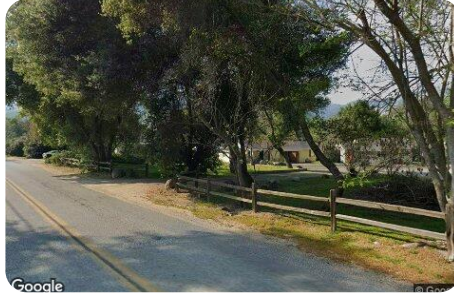
Residential Income (General/Multi-Family)

RESIDENTIAL

40709 OLD THREE RIVERS RD

THREE RIVERS, CA 93271

\$364,928 TopHap Estimate · confidence 68 · as of Jul 14, 2026



0.82 ac
LOT SIZE

VALUATION

\$365K

\$247K low

\$482K high

Last Sale

\$400,000 · May 15, 2008

Est. Owner Equity

\$364,928

TAX & ASSESSMENT

Property Tax	\$1,884 (2025)
Assessed Value	\$172,150
Previous Assessed	\$172,150

PROPERTY FACTS

Property Type	Residential Income (General/Multi-Family)
County	Tulare
Lot (acres)	0.82
Heating	None
Pool	No

CLIMATE RISK

10 FLOOD	77 WILDFIRE	69 HEAT	39 STORM	85 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Oct 18, 2017	Quitclaim	Quit Claim Transfer			
Oct 18, 2017	Quitclaim	Quit Claim Transfer			
Dec 10, 2009	Recorded document	Grant Deed			
Apr 22, 2008	Resale	Grant Deed	\$400,000		
Oct 26, 2000	Resale	Grant Deed	\$190,000		\$140K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Three Rivers Union Elementary School	Elementary	KG–8	1.6 mi
Woodlake High School	High	9–12	10.5 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

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.