

Single Family Residence **RESIDENTIAL**

43745 KAWEAH RIVER DR

THREE RIVERS, CA 93271

\$500,255 TopHap Estimate · \$238 / ft² · confidence 93 · as of Jul 14, 2026



3
BEDS

2
BATHS

2,104 ft²
LIVING AREA

1.17 ac
LOT SIZE

1960
YEAR BUILT

1
STORIES

5
ROOMS

8
PARKING

VALUATION

\$500K

\$467K low

\$534K high

Last Sale

\$350,000 · Jun 18, 2019

Est. Owner Equity

\$100,255

Loan-to-Value

77%

TAX & ASSESSMENT

Property Tax	\$4,119 (2025)
Assessed Value	\$390,427
Previous Assessed	\$390,427

PROPERTY FACTS

Property Type	Single Family Residence
County	Tulare
Lot (acres)	1.17
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Spa/Hot Tub (Only)

Patio · 384 ft²

CLIMATE RISK

42
FLOOD

77
WILDFIRE

70
HEAT

41
STORM

85
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jan 22, 2021	Financing	Intrafamily Transfer			\$400K
May 23, 2019	Resale	Grant Deed	\$350,000	\$166	\$340K
Apr 28, 2000	Resale	Grant Deed	\$10,000	\$5	\$152K
Apr 5, 1989	Quitclaim	Quit Claim Transfer			\$10K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Three Rivers Union Elementary School	Elementary	KG–8	1.6 mi
Woodlake High School	High	9–12	12.5 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
---------------------------	----------------------------	----------------------------	--------------------------------	-------------------------	------------------------

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

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------