

Single Family Residence **RESIDENTIAL**

18161 MAD RIVER RD

MAD RIVER, CA 95552

\$91,455 TopHap Estimate · confidence 80 · as of Jul 14, 2026



3 ac
LOT SIZE

VALUATION

\$91K

\$73K low

\$110K high

Est. Owner Equity

\$37,455

Loan-to-Value

66%

TAX & ASSESSMENT

Property Tax	\$657 (2025)
Assessed Value	\$63,425
Previous Assessed	\$62,183

PROPERTY FACTS

Property Type	Single Family Residence
County	TRINITY
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jan 11, 2022	Financing	Intrafamily Transfer			
Oct 19, 2005	Financing	Intrafamily Transfer			\$54K
Apr 13, 2004	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Hoaglin-Zenia Elementary School	Elementary	KG–8	9.6 mi
Southern Trinity High School	High	9–12	17.0 mi

District: Southern Trinity Joint Unified 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 95552

132 CRIME INDEX	94 AIR POLLUTION	1,159 POPULATION	\$26K MEDIAN IN- COME	52°F AVG TEMP	51% SUNSHINE
---------------------------	----------------------------	----------------------------	------------------------------------	-------------------------	------------------------

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

OWNERSHIP

Occupancy	Absentee owner
-----------	-----------------------