

Single Family Residence **RESIDENTIAL**

1160 MAD RIVER RD

MAD RIVER, CA 95552

\$398,833 TopHap Estimate · confidence 82 · as of Jul 14, 2026



16.92 ac
LOT SIZE

VALUATION

\$399K

\$326K low

\$472K high

Last Sale

\$535,000 · Oct 4, 2023

Est. Owner Equity

\$38,333

Loan-to-Value

91%

TAX & ASSESSMENT

Property Tax	\$5,767 (2025)
Assessed Value	\$556,614
Previous Assessed	\$545,700

PROPERTY FACTS

Property Type	Single Family Residence
County	TRINITY
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Sep 12, 2023	Resale	Grant Deed	\$535,000		\$361K
Aug 10, 2023	Financing	Intrafamily Transfer			
Aug 24, 2023	Financing	Re-Recorded Document			
Aug 21, 2023	Financing	Re-Recorded Document			
Jul 13, 2023	Financing	Intrafamily Transfer			
Jun 1, 2020	Quitclaim	Quit Claim Transfer			
Mar 13, 2020	Quitclaim	Quit Claim Transfer			
Mar 3, 2020	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Van Duzen Elementary School	Elementary	KG–8	2.9 mi
Southern Trinity High School	High	9–12	2.9 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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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