

Single Family Residence **RESIDENTIAL**

## 23120 MAD RIVER RD

MAD RIVER, CA 95552

**\$277,678** TopHap Estimate · \$281 / ft<sup>2</sup> · confidence 74 · as of Jul 14, 2026

**988 ft<sup>2</sup>**  
LIVING AREA

**80 ac**  
LOT SIZE

**2**  
STORIES

**1**  
ROOMS

### VALUATION

**\$278K**

\$207K low

\$349K high

Est. Owner Equity

**\$277,678**

### TAX & ASSESSMENT

|                   |                       |
|-------------------|-----------------------|
| Property Tax      | <b>\$4,014 (2025)</b> |
| Assessed Value    | <b>\$387,340</b>      |
| Previous Assessed | <b>\$379,746</b>      |

### PROPERTY FACTS

|               |                                |
|---------------|--------------------------------|
| Property Type | <b>Single Family Residence</b> |
| County        | <b>TRINITY</b>                 |
| Pool          | <b>No</b>                      |

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED                 | PRICE | \$/FT <sup>2</sup> | LOAN |
|--------------|-------------------|----------------------|-------|--------------------|------|
| Aug 14, 2023 | Financing         | Intrafamily Transfer |       |                    |      |
| Aug 14, 2023 | Financing         | Beneficiary Deed     |       |                    |      |
| May 10, 2005 | Recorded document | Grant Deed           |       |                    |      |

## ASSIGNED SCHOOLS

| SCHOOL                          | LEVEL      | GRADES | DISTANCE |
|---------------------------------|------------|--------|----------|
| Hoaglin-Zenia Elementary School | Elementary | KG–8   | 11.1 mi  |
| Southern Trinity High School    | High       | 9–12   | 23.3 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

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

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

## OWNERSHIP

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