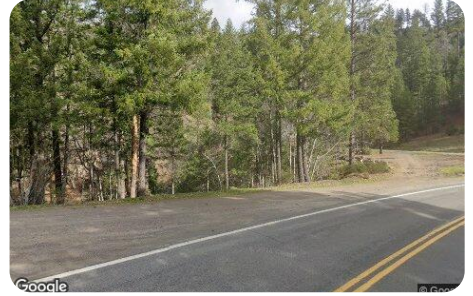


Single Family Residence **RESIDENTIAL**

7331 MAD RIVER RD

MAD RIVER, CA 95552

\$404,610 TopHap Estimate · \$206 / ft² · confidence 92 · as of Jul 14, 2026



3
BEDS

3
BATHS

1,960 ft²
LIVING AREA

24 ac
LOT SIZE

2004
YEAR BUILT

2
STORIES

6
ROOMS

VALUATION

\$405K

\$371K low

\$438K high

Last Sale

\$450,000 · Feb 14, 2023

Est. Owner Equity

\$404,610

TAX & ASSESSMENT

Property Tax	\$4,948 (2025)
Assessed Value	\$477,542
Previous Assessed	\$468,180

PROPERTY FACTS

Property Type	Single Family Residence
Style	Duplex Single
County	TRINITY
Heating	Forced Air With Air Conditioning
Cooling	Central
Fireplace	Yes
Garage	Garage, Detached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jan 20, 2026	Financing	Divorce/Dissolution of Marriage Transfer			
Feb 3, 2023	Resale	Grant Deed	\$450,000	\$230	\$250K
Jun 19, 2020	Quitclaim	Quit Claim Transfer			
Jun 23, 2020	Resale	Grant Deed	\$525,000	\$268	\$288K
Sep 5, 2018	Quitclaim	Quit Claim Transfer			
Apr 26, 2010	Non-arms-length	Grant Deed	\$100,909	\$51	
Jan 12, 1999	Resale	Grant Deed	\$43,000	\$22	
Jan 24, 1995	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Van Duzen Elementary School	Elementary	KG–8	8.1 mi
Southern Trinity High School	High	9–12	8.1 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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