

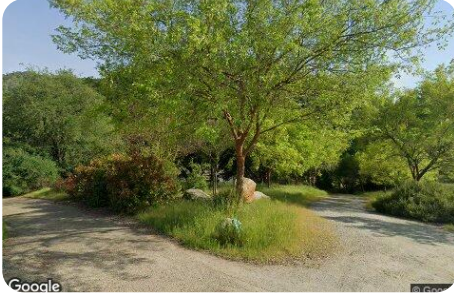
Rural Residence

RESIDENTIAL

42440 KAWEAH RIVER DR

THREE RIVERS, CA 93271

\$1,650,000 TopHap Estimate · \$1,003 / ft² · confidence 90 · as of Jul 14, 2026



2

BEDS

2.5

BATHS

1,645 ft²

LIVING AREA

1.33 ac

LOT SIZE

2008

YEAR BUILT

1

STORIES

2

ROOMS

4

PARKING

VALUATION

\$1.7M

\$1.5M low

\$1.8M high

Last Sale

\$1,495,000 · Jun 12, 2023

Est. Owner Equity

\$1,650,000

TAX & ASSESSMENT

Property Tax	\$15,415 (2025)
Assessed Value	\$1,451,358
Previous Assessed	\$1,422,900

PROPERTY FACTS

Property Type	Rural Residence
County	TULARE
Lot (acres)	1.33
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

Patio · 696 ft²

CLIMATE RISK

50
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
Sep 26, 2025	Financing	Intrafamily Transfer			
Apr 27, 2023	Resale	Grant Deed	\$1,495,000	\$909	
Apr 27, 2022	Resale	Grant Deed	\$1,160,000	\$705	
Aug 5, 2014	Quitclaim	Quit Claim Transfer			
Jun 6, 2014	Financing	Grant Deed			\$241K
Jan 16, 2008	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Three Rivers Union Elementary School	Elementary	KG–8	0.7 mi
Woodlake High School	High	9–12	11.7 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	Absentee owner
-----------	----------------