

Single Family Residence **RESIDENTIAL**

179 RIVER RUN CIR

SACRAMENTO, CA 95833

\$391,394 TopHap Estimate · \$345 / ft² · confidence 94 · as of Jul 14, 2026



2
BEDS

2
BATHS

1,134 ft²
LIVING AREA

0.13 ac
LOT SIZE

1985
YEAR BUILT

1
STORIES

5
ROOMS

2
PARKING

VALUATION

\$391K

\$370K low

\$413K high

Last Sale

\$190,000 · Apr 13, 2015

Est. Owner Equity

\$211,394

Loan-to-Value

47%

TAX & ASSESSMENT

Property Tax	\$3,074 (2025)
Assessed Value	\$232,908
Previous Assessed	\$228,342

PROPERTY FACTS

Property Type	Single Family Residence
County	SACRAMENTO
Lot (acres)	0.13
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

CLIMATE RISK

96
FLOOD

62
WILDFIRE

50
HEAT

41
STORM

26
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Apr 9, 2015	Resale	Grant Deed	\$190,000	\$168	\$152K
Nov 15, 2013	Quitclaim	Quit Claim Transfer			
Jul 23, 2009	Resale	Grant Deed	\$140,000	\$123	\$91K
Apr 23, 2009	Non-arms-length	Trustees Deed	\$142,100	\$125	
Sep 14, 1999	Quitclaim	Quit Claim Transfer			\$84K
Aug 29, 1997	Recorded document	Trustees Deed			
Aug 29, 1997	Quitclaim	Quit Claim Transfer			\$81K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Hazel Strauch Elementary School	Elementary	KG–6	0.6 mi
Rio Terra Junior High School	Middle	7–8	0.7 mi

Grant Union High School	High	9–12	3.3 mi
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District: Twin Rivers 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 95833

98 CRIME INDEX	82 AIR POLLUTION	39,879 POPULATION	\$85K MEDIAN IN-COME	61°F AVG TEMP	78% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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