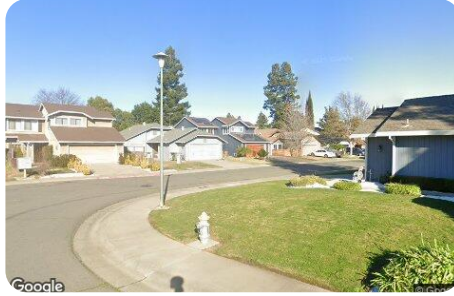


Single Family Residence **RESIDENTIAL**

172 RIVER RUN CIR

SACRAMENTO, CA 95833

\$394,417 TopHap Estimate · \$348 / ft² · confidence 89 · as of Jul 14, 2026



2
BEDS

2
BATHS

1,134 ft²
LIVING AREA

0.11 ac
LOT SIZE

1986
YEAR BUILT

1
STORIES

5
ROOMS

2
PARKING

VALUATION

\$394K

\$352K low

\$437K high

Est. Owner Equity

\$219,417

Loan-to-Value

44%

TAX & ASSESSMENT

Property Tax	\$3,087 (2025)
Assessed Value	\$234,444
Previous Assessed	\$229,848

PROPERTY FACTS

Property Type	Single Family Residence
County	SACRAMENTO
Lot (acres)	0.11
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

CLIMATE RISK

97
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
Jun 8, 2021	Financing	Intrafamily Transfer			
Apr 28, 2017	Financing	Intrafamily Transfer			\$175K
Nov 19, 2012	Quitclaim	Quit Claim Transfer			\$132K
Nov 15, 1991	Resale	Grant Deed	\$130,000	\$115	\$124K

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

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	Absentee owner
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