

Single Family Residence **RESIDENTIAL**

168 RIVER RUN CIR

SACRAMENTO, CA 95833

\$465,234 TopHap Estimate · \$266 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

3

BATHS

1,750 ft²

LIVING AREA

0.1 ac

LOT SIZE

1985

YEAR BUILT

2

STORIES

8

ROOMS

2

PARKING

VALUATION

\$465K

\$446K low

\$485K high

Last Sale

\$130,500 · May 11, 2011

Est. Owner Equity

\$285,234

Loan-to-Value

37%

TAX & ASSESSMENT

Property Tax	\$2,404 (2025)
Assessed Value	\$170,521
Previous Assessed	\$167,179

PROPERTY FACTS

Property Type	Single Family Residence
Style	Custom Design
County	SACRAMENTO
Lot (acres)	0.10
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
Jan 21, 2012	Quitclaim	Quit Claim Transfer			
Mar 3, 2011	Resale	Grant Deed	\$130,500	\$75	\$98K
Jan 11, 2011	Non-arms-length	Trustees Deed	\$322,086	\$184	
Nov 15, 2004	Resale	Grant Deed	\$330,000	\$189	\$264K
Jun 30, 1999	Resale	Grant Deed	\$127,000	\$73	\$126K
Oct 16, 1995	Resale	Grant Deed	\$115,500	\$66	\$115K
Oct 31, 1989	Resale	Grant Deed	\$137,500	\$79	\$126K

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	3.2 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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