

Single Family Residence **RESIDENTIAL**

191 RIVER RUN CIR

SACRAMENTO, CA 95833

\$451,399 TopHap Estimate · \$294 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

1,537 ft²

LIVING AREA

0.1 ac

LOT SIZE

1985

YEAR BUILT

2

STORIES

6

ROOMS

2

PARKING

VALUATION

\$451K

\$436K low

\$466K high

Last Sale

\$90,000 · Nov 21, 2012

Est. Owner Equity

\$360,330

Loan-to-Value

20%

TAX & ASSESSMENT

Property Tax	\$1,717 (2025)
Assessed Value	\$113,034
Previous Assessed	\$110,818

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
Nov 19, 2012	Resale	Grant Deed	\$90,000	\$59	\$88K
Mar 17, 2011	Resale	Grant Deed	\$115,000	\$75	\$86K
Mar 15, 2011	Quitclaim	Quit Claim Transfer			
Nov 14, 2005	Quitclaim	Quit Claim Transfer			
May 15, 2003	Resale	Grant Deed	\$225,000	\$146	\$180K
Mar 24, 2000	Resale	Grant Deed	\$117,500	\$76	\$116K
Dec 22, 1999	Recorded document	Grant Deed			
Sep 15, 1999	Non-arms-length	Trustees Deed	\$103,827	\$68	
Dec 24, 1996	Resale	Grant Deed	\$96,500	\$63	\$96K
Jul 19, 1994	Recorded document	Grant Deed			

Jun 25, 1993	Resale	Grant Deed	\$124,000	\$81	\$124K
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ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Hazel Strauch Elementary School	Elementary	KG–6	0.7 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	Owner occupied
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