

Single Family Residence **RESIDENTIAL**

21844 RUSSIAN RIVER DR

SONORA, CA 95370

\$282,949 TopHap Estimate · \$236 / ft² · confidence 89 · as of Jul 14, 2026

3
BEDS

1.5
BATHS

1,200 ft²
LIVING AREA

0.18 ac
LOT SIZE

1974
YEAR BUILT

2
STORIES

3
ROOMS

1
PARKING

VALUATION

\$283K

\$253K low

\$313K high

Last Sale

\$210,000 · Dec 5, 2018

Est. Owner Equity

\$83,449

Loan-to-Value

70%

TAX & ASSESSMENT

Property Tax

\$2,447 (2025)

Assessed Value

\$238,938

Previous Assessed

\$234,254

Assessor Market Value

\$263,340

PROPERTY FACTS

Property Type	Single Family Residence
Style	Modern
County	TUOLUMNE
Lot (acres)	0.18
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Baseboard
Cooling	Central
Fireplace	Yes
Garage	Carport (Unspecified)
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Sep 2, 2020	Recorded document	Affidavit Of Death			
Sep 2, 2020	Quitclaim	Quit Claim Transfer			
Sep 2, 2020	Quitclaim	Quit Claim Transfer			
Nov 27, 2018	Quitclaim	Quit Claim Transfer			
Nov 26, 2018	Resale	Grant Deed	\$210,000	\$175	\$200K
May 8, 2002	Resale	Grant Deed	\$152,500	\$127	\$114K
Mar 26, 2001	Resale	Grant Deed	\$132,000	\$110	\$130K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Curtis Creek Elementary School	Elementary	KG–8	4.4 mi
Sonora High School	High	9–12	6.7 mi

District: Curtis Creek 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 95370

90 CRIME INDEX	85 AIR POLLUTION	27,153 POPULATION	\$76K MEDIAN IN-COME	58°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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