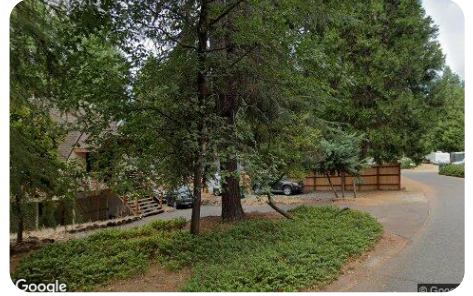
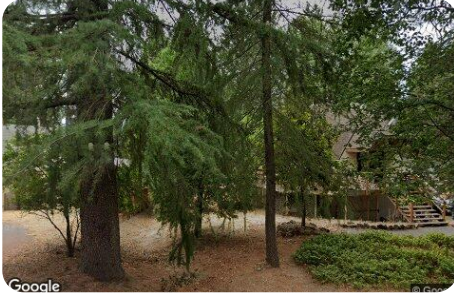


Single Family Residence **RESIDENTIAL**

21858 RUSSIAN RIVER DR

SONORA, CA 95370

\$494,645 TopHap Estimate · \$203 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

2,439 ft²

LIVING AREA

0.2 ac

LOT SIZE

1979

YEAR BUILT

3

STORIES

3

ROOMS

VALUATION

\$495K

\$464K low

\$525K high

Last Sale

\$70,000 · Jan 30, 2013

Est. Owner Equity

\$454,645

Loan-to-Value

10%

TAX & ASSESSMENT

Property Tax	\$827 (2025)
Assessed Value	\$87,911
Previous Assessed	\$86,188
Assessor Market Value	\$225,000

PROPERTY FACTS

Property Type	Single Family Residence
County	TUOLUMNE
Lot (acres)	0.20
Construction	Wood (Unspecified)
Cooling	Yes
Fireplace	Yes
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jan 24, 2013	Resale	Grant Deed	\$70,000	\$29	\$40K
Jul 27, 2007	Recorded document	Grant Deed			
Oct 7, 2005	Financing	Affidavit Of Death Of Joint Tenant			\$207K
Jan 19, 2005	Financing	Intrafamily Transfer			\$200K
Aug 9, 2001	Resale	Grant Deed	\$159,000	\$65	

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	Owner occupied
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