

Single Family Residence **RESIDENTIAL**

21857 RUSSIAN RIVER DR

SONORA, CA 95370

\$445,731 TopHap Estimate · \$267 / ft² · confidence 87 · as of Jul 14, 2026



2
BEDS

2
BATHS

1,667 ft²
LIVING AREA

0.27 ac
LOT SIZE

1974
YEAR BUILT

1
STORIES

2
ROOMS

1
PARKING

VALUATION

\$446K

\$388K low

\$504K high

Last Sale

\$439,000 · Oct 11, 2024

Est. Owner Equity

\$94,531

Loan-to-Value

80%

TAX & ASSESSMENT

Property Tax	\$4,586 (2025)
Assessed Value	\$447,780
Previous Assessed	\$439,000
Assessor Market Value	\$402,210

PROPERTY FACTS

Property Type	Single Family Residence
Style	Modern
County	TUOLUMNE
Lot (acres)	0.27
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Oct 4, 2024	Resale	Grant Deed	\$439,000	\$263	\$351K
Jun 16, 2021	Financing	Intrafamily Transfer			
Jun 23, 2021	Resale	Grant Deed	\$384,000	\$230	\$307K
Mar 4, 2015	Quitclaim	Quit Claim Transfer			
Mar 10, 2013	Quitclaim	Quit Claim Transfer			\$176K
Apr 4, 2007	Financing	Grant Deed			\$186K
Jan 26, 2007	Quitclaim	Quit Claim Transfer			
Jan 10, 2003	Resale	Grant Deed	\$139,000	\$83	\$110K
Jul 19, 1996	Resale	Grant Deed	\$79,500	\$48	\$80K
Nov 24, 1993	Quitclaim	Quit Claim Transfer			\$40K

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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