

Single Family Residence **RESIDENTIAL**

95 RIVER RUN RD

TEMPLETON, CA 93465

\$754,446 TopHap Estimate · \$417 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,809 ft²

LIVING AREA

0.13 ac

LOT SIZE

2014

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$754K

\$706K low

\$803K high

Last Sale

\$579,000 · Jul 21, 2017

Est. Owner Equity

\$754,446

TAX & ASSESSMENT

Property Tax	\$1,440 (2025)
Assessed Value	\$118,613
Previous Assessed	\$116,288

PROPERTY FACTS

Property Type	Single Family Residence
County	SAN LUIS OBISPO
Lot (acres)	0.13
Construction	Wood (Unspecified)
Heating	Forced Air With Air Conditioning
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

58
FLOOD

88
WILDFIRE

20
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 14, 2017	Resale	Grant Deed	\$579,000	\$320	
Oct 23, 2015	Resale	Grant Deed	\$430,000	\$238	\$409K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Templeton Elementary School	Elementary	KG–2	0.9 mi
Templeton Middle School	Middle	6–8	1.0 mi
Templeton High School	High	9–12	1.3 mi

District: Templeton 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.

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 NEIGHBORHOOD · ZIP 93465

78 CRIME INDEX	93 AIR POLLUTION	9,976 POPULATION	\$127K MEDIAN IN-COME	58°F AVG TEMP	75% SUNSHINE
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Index values: 100 = US average; lower is better.

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 OWNERSHIP

Occupancy	Owner occupied
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