

Single Family Residence **RESIDENTIAL**

123 RIVER RUN CIR

SACRAMENTO, CA 95833

\$426,515 TopHap Estimate · \$277 / ft² · confidence 94 · as of Jul 14, 2026



3
BEDS

2.5
BATHS

1,537 ft²
LIVING AREA

3,920 ft²
LOT SIZE

1985
YEAR BUILT

2
STORIES

6
ROOMS

2
PARKING

VALUATION

\$427K

\$400K low

\$453K high

Last Sale

\$140,000 · Jun 29, 2010

Est. Owner Equity

\$426,515

TAX & ASSESSMENT

Property Tax	\$2,531 (2025)
Assessed Value	\$184,312
Previous Assessed	\$180,699

PROPERTY FACTS

Property Type	Single Family Residence
Style	Custom Design
County	SACRAMENTO
Lot (acres)	0.09
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

CLIMATE RISK

97 FLOOD	49 WILDFIRE	50 HEAT	41 STORM	26 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jun 22, 2010	Resale	Grant Deed	\$140,000	\$91	
May 4, 2010	Foreclosure sale	Trustees Deed	\$385,121	\$251	
Jun 14, 2007	Quitclaim	Quit Claim Transfer			
May 2, 2006	Quitclaim	Quit Claim Transfer			
May 1, 2006	Resale	Grant Deed	\$330,000	\$215	\$300K
May 1, 2006	Quitclaim	Quit Claim Transfer			
Oct 12, 2004	Quitclaim	Quit Claim Transfer			
Sep 29, 2004	Quitclaim	Quit Claim Transfer			
Sep 8, 2004	Resale	Grant Deed	\$310,000	\$202	\$248K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Hazel Strauch Elementary School	Elementary	KG–6	0.5 mi
Rio Terra Junior High School	Middle	7–8	0.6 mi
Grant Union High School	High	9–12	3.1 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	Absentee owner
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