

Rural Residence **RESIDENTIAL**
THREE RIVERS, CA 93271

2.36 ac
LOT SIZE

1900
YEAR BUILT

VALUATION

Last Sale **\$70,000 · Jun 8, 2020**

TAX & ASSESSMENT

Property Tax	\$873 (2025)
Assessed Value	\$76,554
Previous Assessed	\$76,554

PROPERTY FACTS

Property Type	Rural Residence
County	Tulare
Lot (acres)	2.36
Heating	None
Pool	No

CLIMATE RISK

76
FLOOD

74
WILDFIRE

69
HEAT

41
STORM

85
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jun 1, 2020	Resale	Grant Deed	\$70,000		\$40K
Feb 5, 2009	Recorded document	Grant Deed			
Mar 18, 1999	Non-arms-length	Grant Deed	\$175,000		
Sep 20, 1994	Resale	Grant Deed	\$25,000		\$9K
Dec 6, 1990	Resale	Grant Deed	\$20,000		\$20K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Three Rivers Union Elementary School	Elementary	KG–8	2.2 mi
Woodlake High School	High	9–12	11.0 mi

District: Three Rivers Union 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 93271

180 CRIME INDEX	81 AIR POLLUTION	1,807 POPULATION	\$80K MEDIAN IN-COME	59°F AVG TEMP	70% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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