

Rural Residence **RESIDENTIAL**

THREE RIVERS, CA 93271

\$698,998 TopHap Estimate · confidence 64 · as of Jul 14, 2026



9.47 ac
LOT SIZE

VALUATION

\$699K

\$446K low

\$952K high

Est. Owner Equity **\$673,602**

Loan-to-Value **4%**

TAX & ASSESSMENT

Property Tax **\$626 (2025)**

Assessed Value **\$53,207**

Previous Assessed

\$53,207

PROPERTY FACTS

Property Type	Rural Residence
County	Tulare
Lot (acres)	9.47
Heating	None
Pool	No

CLIMATE RISK

99
FLOOD

78
WILDFIRE

70
HEAT

40
STORM

85
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 16, 2015	Resale	Grant Deed	\$54,000		\$25K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Three Rivers Union Elementary School	Elementary	KG–8	1.2 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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