

Single Family Residence **RESIDENTIAL**

THREE RIVERS, CA 93271

**\$835,296** TopHap Estimate · confidence 69 · as of Jul 14, 2026



**2.29 ac**  
LOT SIZE

## VALUATION

**\$835K**

\$579K low

\$1.1M high

Est. Owner Equity

**\$835,296**

## TAX & ASSESSMENT

|                   |                       |
|-------------------|-----------------------|
| Property Tax      | <b>\$1,228 (2025)</b> |
| Assessed Value    | <b>\$110,103</b>      |
| Previous Assessed | <b>\$110,103</b>      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | Tulare                  |
| Lot (acres)   | 2.29                    |
| Heating       | None                    |
| Pool          | No                      |

## CLIMATE RISK

|                    |                       |                   |                    |                      |
|--------------------|-----------------------|-------------------|--------------------|----------------------|
| <b>94</b><br>FLOOD | <b>76</b><br>WILDFIRE | <b>70</b><br>HEAT | <b>41</b><br>STORM | <b>85</b><br>DROUGHT |
|--------------------|-----------------------|-------------------|--------------------|----------------------|

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

## TRANSACTION HISTORY

| DATE                | TYPE      | DEED                | PRICE     | \$/FT <sup>2</sup> | LOAN |
|---------------------|-----------|---------------------|-----------|--------------------|------|
| <b>Jun 10, 2011</b> | Resale    | Grant Deed          | \$105,000 |                    |      |
| <b>Nov 3, 2010</b>  | Quitclaim | Quit Claim Transfer |           |                    |      |

## ASSIGNED SCHOOLS

| SCHOOL                                      | LEVEL      | GRADES | DISTANCE |
|---------------------------------------------|------------|--------|----------|
| <b>Three Rivers Union Elementary School</b> | Elementary | KG–8   | 1.1 mi   |
| <b>Woodlake High School</b>                 | High       | 9–12   | 12.1 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**

|                           |                            |                            |                                    |                         |                        |
|---------------------------|----------------------------|----------------------------|------------------------------------|-------------------------|------------------------|
| <b>180</b><br>CRIME INDEX | <b>81</b><br>AIR POLLUTION | <b>1,807</b><br>POPULATION | <b>\$80K</b><br>MEDIAN IN-<br>COME | <b>59°F</b><br>AVG TEMP | <b>70%</b><br>SUNSHINE |
|---------------------------|----------------------------|----------------------------|------------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.