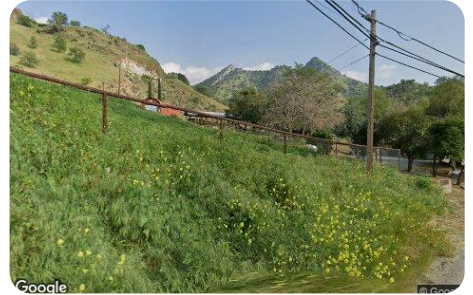


Single Family Residence **RESIDENTIAL**

THREE RIVERS, CA 93271

\$476,395 TopHap Estimate · confidence 72 · as of Jul 14, 2026



4.4 ac
LOT SIZE

VALUATION

\$476K

\$341K low

\$612K high

Est. Owner Equity

\$447,395

Loan-to-Value

6%

TAX & ASSESSMENT

Property Tax

\$2,343 (2025)

Assessed Value

\$215,569

Previous Assessed

\$215,569

PROPERTY FACTS

Property Type	Single Family Residence
County	Tulare
Lot (acres)	4.40
Heating	None
Pool	No

CLIMATE RISK

25
FLOOD

79
WILDFIRE

69
HEAT

39
STORM

85
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 9, 2007	Quitclaim	Quit Claim Transfer			
Jul 23, 1997	Financing	Grant Deed			\$29K
Apr 15, 1997	Non-arms-length	Grant Deed	\$66,000		\$46K
Jan 31, 1990	Non-arms-length	Grant Deed	\$100,000		\$100K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Three Rivers Union Elementary School	Elementary	KG–8	0.9 mi
Woodlake High School	High	9–12	10.9 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.