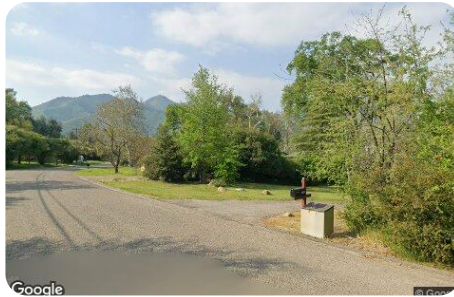


Rural Residence

**RESIDENTIAL**

THREE RIVERS, CA 93271

**\$424,120** TopHap Estimate · confidence 69 · as of Jul 14, 2026



**2.99 ac**  
LOT SIZE

**1900**  
YEAR BUILT

## VALUATION

**\$424K**

\$293K low

\$555K high

Est. Owner Equity

**\$31,120**

Loan-to-Value

**101%**

## TAX & ASSESSMENT

Property Tax

**\$509 (2025)**

Assessed Value

**\$44,375**

Previous Assessed

**\$44,375**

## PROPERTY FACTS

|               |                        |
|---------------|------------------------|
| Property Type | <b>Rural Residence</b> |
| County        | <b>Tulare</b>          |
| Lot (acres)   | <b>2.99</b>            |
| Heating       | <b>None</b>            |
| Pool          | <b>No</b>              |

## CLIMATE RISK

**96**  
 FLOOD

**76**  
 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   |
|---------------------|-----------|---------------------|-----------|--------|--------|
| <b>Feb 23, 2018</b> | Resale    | Grant Deed          | \$139,000 |        | \$111K |
| <b>Jan 21, 2015</b> | Quitclaim | Quit Claim Transfer |           |        |        |
| <b>Jan 21, 2015</b> | Quitclaim | Quit Claim Transfer |           |        |        |

## ASSIGNED SCHOOLS

| SCHOOL                                      | LEVEL      | GRADES | DISTANCE |
|---------------------------------------------|------------|--------|----------|
| <b>Three Rivers Union Elementary School</b> | Elementary | KG–8   | 1.8 mi   |
| <b>Woodlake High School</b>                 | High       | 9–12   | 10.5 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-COME | <b>59°F</b><br>AVG TEMP | <b>70%</b><br>SUNSHINE |
|---------------------------|----------------------------|----------------------------|--------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Absentee owner |
|-----------|----------------|