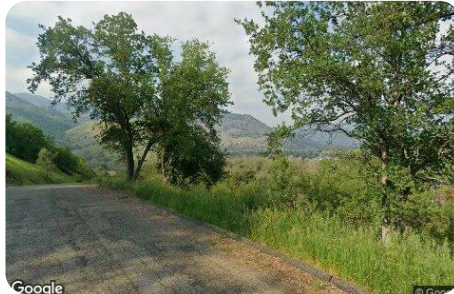
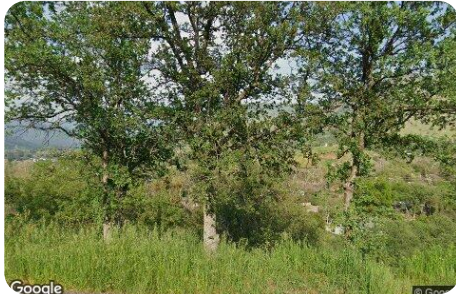


Rural Residence **RESIDENTIAL**

THREE RIVERS, CA 93271



**1.01 ac**  
LOT SIZE

## VALUATION

Last Sale **\$70,000 · Dec 20, 2022**

## TAX & ASSESSMENT

|                   |                     |
|-------------------|---------------------|
| Property Tax      | <b>\$833 (2025)</b> |
| Assessed Value    | <b>\$72,828</b>     |
| Previous Assessed | <b>\$72,828</b>     |

## PROPERTY FACTS

|               |                        |
|---------------|------------------------|
| Property Type | <b>Rural Residence</b> |
| County        | <b>Tulare</b>          |
| Lot (acres)   | <b>1.01</b>            |
| Heating       | <b>None</b>            |

Pool

No

## CLIMATE RISK

**25**  
 FLOOD

**74**  
 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    | \$/FT <sup>2</sup> | LOAN  |
|---------------------|-----------|---------------------|----------|--------------------|-------|
| <b>Dec 7, 2022</b>  | Resale    | Grant Deed          | \$70,000 |                    |       |
| <b>Aug 12, 2006</b> | Quitclaim | Quit Claim Transfer | \$25,000 |                    |       |
| <b>Jul 16, 2004</b> | Resale    | Grant Deed          | \$25,000 |                    | \$20K |
| <b>Oct 21, 1998</b> | Quitclaim | Quit Claim Transfer |          |                    |       |

## ASSIGNED SCHOOLS

| SCHOOL                                      | LEVEL      | GRADES | DISTANCE |
|---------------------------------------------|------------|--------|----------|
| <b>Three Rivers Union Elementary School</b> | Elementary | KG–8   | 2.0 mi   |
| <b>Woodlake High School</b>                 | High       | 9–12   | 10.4 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

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

**OWNERSHIP**

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