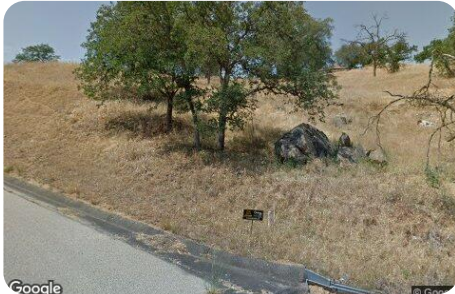


Rural Residence **RESIDENTIAL**
THREE RIVERS, CA 93271



1.98 ac
LOT SIZE

VALUATION

Last Sale	\$80,000 · Jan 27, 2022
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TAX & ASSESSMENT

Property Tax	\$915 (2025)
Assessed Value	\$84,365
Previous Assessed	\$84,365

PROPERTY FACTS

Property Type	Rural Residence
County	Tulare
Lot (acres)	1.98
Heating	None

Pool

No

CLIMATE RISK

38
FLOOD

80
WILDFIRE

69
HEAT

42
STORM

85
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 26, 2021	Resale	Grant Deed	\$80,000		\$52K
Nov 20, 2008	Quitclaim	Quit Claim Transfer			
Jun 23, 2004	Resale	Grant Deed	\$64,500		
May 13, 1994	Resale	Grant Deed	\$46,000		\$32K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Three Rivers Union Elementary School	Elementary	KG–8	0.8 mi
Woodlake High School	High	9–12	11.1 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

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