

Rural Residence **RESIDENTIAL**

THREE RIVERS, CA 93271

\$184,455 TopHap Estimate · confidence 59 · as of Jul 14, 2026



0.19 ac
LOT SIZE

VALUATION

\$184K

\$110K low

\$259K high

Last Sale

\$227,500 · Apr 14, 2003

Est. Owner Equity

\$31,805

Loan-to-Value

82%

TAX & ASSESSMENT

Property Tax	\$676 (2025)
Assessed Value	\$57,932
Previous Assessed	\$57,932

PROPERTY FACTS

Property Type	Rural Residence
County	Tulare
Lot (acres)	0.19
Heating	None
Pool	No

CLIMATE RISK

45 FLOOD	77 WILDFIRE	68 HEAT	44 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 ²	LOAN
Jul 14, 2015	Quitclaim	Quit Claim Transfer			
Apr 14, 2003	Resale	Grant Deed	\$227,500		\$153K
Feb 13, 1996	Resale	Grant Deed	\$10,500		\$10K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Three Rivers Union Elementary School	Elementary	KG–8	3.1 mi
Woodlake High School	High	9–12	13.9 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
---------------------------------------	--	--	--	-------------------------------------	------------------------------------

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

| OWNERSHIP

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