

Rural Residence **RESIDENTIAL**

THREE RIVERS, CA 93271

\$220,400 TopHap Estimate · confidence 78 · as of Jul 14, 2026



5 ac
LOT SIZE

1900
YEAR BUILT

VALUATION

\$220K

\$171K low

\$270K high

Last Sale

\$42,500 · Mar 4, 1998

Est. Owner Equity

\$145,400

Loan-to-Value

35%

TAX & ASSESSMENT

Property Tax	\$1,267 (2025)
Assessed Value	\$113,782
Previous Assessed	\$113,782

PROPERTY FACTS

Property Type	Rural Residence
County	Tulare
Lot (acres)	5.00
Heating	None
Pool	No

CLIMATE RISK

37 FLOOD	76 WILDFIRE	68 HEAT	44 STORM	85 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Apr 20, 2018	Resale	Grant Deed	\$100,000		\$75K
Mar 4, 1998	Resale	Grant Deed	\$42,500		\$40K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Three Rivers Union Elementary School	Elementary	KG–8	3.8 mi
Woodlake High School	High	9–12	14.8 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.

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 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.

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 OWNERSHIP

Occupancy	Absentee owner
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