

Rural Residence **RESIDENTIAL**

THREE RIVERS, CA 93271



20.44 ac
LOT SIZE

1900
YEAR BUILT

VALUATION

Last Sale **\$120,000 · Aug 26, 2025**

TAX & ASSESSMENT

Property Tax	\$1,065 (2025)
Assessed Value	\$94,702
Previous Assessed	\$94,702

PROPERTY FACTS

Property Type	Rural Residence
County	Tulare
Lot (acres)	20.44
Heating	None

Pool

No

CLIMATE RISK

35
FLOOD

73
WILDFIRE

68
HEAT

44
STORM

85
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 15, 2025	Financing	Intrafamily Transfer			
Aug 7, 2025	Resale	Grant Deed	\$120,000		
Jun 14, 2016	Resale	Grant Deed	\$80,000		
May 27, 1994	Resale	Grant Deed	\$40,000		
May 10, 1989	Non-arms-length	Grant Deed	\$15,000		

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Three Rivers Union Elementary School	Elementary	KG–8	3.9 mi
Woodlake High School	High	9–12	14.9 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