

Rural Residence

RESIDENTIAL

THREE RIVERS, CA 93271

\$455,235 TopHap Estimate · confidence 69 · as of Jul 14, 2026



3.17 ac
LOT SIZE

VALUATION

\$455K

\$316K low

\$595K high

Last Sale

\$10,000 · Aug 24, 2005

Est. Owner Equity

\$455,235

TAX & ASSESSMENT

Property Tax

\$207 (2025)

Assessed Value

\$13,664

Previous Assessed

\$13,664

PROPERTY FACTS

Property Type	Rural Residence
County	Tulare
Lot (acres)	3.17
Heating	None
Pool	No

CLIMATE RISK

35
FLOOD

73
WILDFIRE

65
HEAT

47
STORM

85
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 1, 2005	Resale	Grant Deed	\$10,000		

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Three Rivers Union Elementary School	Elementary	KG–8	4.1 mi
Woodlake High School	High	9–12	15.1 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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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