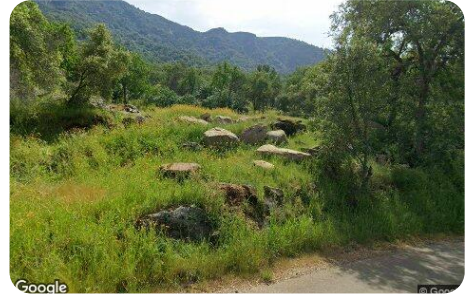


Single Family Residence **RESIDENTIAL**

THREE RIVERS, CA 93271

**\$341,322** TopHap Estimate · confidence 71 · as of Jul 14, 2026



**0.75 ac**  
LOT SIZE

## VALUATION

**\$341K**

\$243K low

\$440K high

Last Sale

\$28,000 · Apr 25, 2003

Est. Owner Equity

**\$341,322**

## TAX & ASSESSMENT

Property Tax

**\$888 (2025)**

Assessed Value

**\$40,555**

Previous Assessed

**\$40,555**

## PROPERTY FACTS

|               |                                |
|---------------|--------------------------------|
| Property Type | <b>Single Family Residence</b> |
| County        | <b>Tulare</b>                  |
| Lot (acres)   | <b>0.75</b>                    |
| Heating       | <b>None</b>                    |
| Pool          | <b>No</b>                      |

## CLIMATE RISK

**35**  
 FLOOD

**75**  
 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    | \$/FT² | LOAN  |
|---------------------|-------------------|----------------------|----------|--------|-------|
| <b>Aug 12, 2023</b> | Financing         | Intrafamily Transfer |          |        |       |
| <b>Aug 12, 2023</b> | Financing         | Intrafamily Transfer |          |        |       |
| <b>May 14, 2022</b> | Financing         | Intrafamily Transfer |          |        |       |
| <b>May 15, 2022</b> | Financing         | Intrafamily Transfer |          |        |       |
| <b>May 12, 2022</b> | Financing         | Intrafamily Transfer |          |        |       |
| <b>May 12, 2022</b> | Financing         | Intrafamily Transfer |          |        |       |
| <b>Dec 30, 2015</b> | Recorded document | Affidavit Of Death   |          |        |       |
| <b>Jul 23, 2013</b> | Quitclaim         | Quit Claim Transfer  |          |        |       |
| <b>Apr 25, 2003</b> | Resale            | Grant Deed           | \$28,000 |        |       |
| <b>Feb 26, 1990</b> | Resale            | Grant Deed           | \$17,000 |        | \$12K |

## ASSIGNED SCHOOLS

| SCHOOL                                      | LEVEL      | GRADES | DISTANCE |
|---------------------------------------------|------------|--------|----------|
| <b>Three Rivers Union Elementary School</b> | Elementary | KG–8   | 3.5 mi   |
| <b>Woodlake High School</b>                 | High       | 9–12   | 14.6 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

|                                       |                                        |                                        |                                            |                                     |                                    |
|---------------------------------------|----------------------------------------|----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|
| <div>180</div> <div>CRIME INDEX</div> | <div>81</div> <div>AIR POLLUTION</div> | <div>1,807</div> <div>POPULATION</div> | <div>\$80K</div> <div>MEDIAN IN-COME</div> | <div>59°F</div> <div>AVG TEMP</div> | <div>70%</div> <div>SUNSHINE</div> |
|---------------------------------------|----------------------------------------|----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|

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

| OWNERSHIP

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