

Rural Residence **RESIDENTIAL**

THREE RIVERS, CA 93271

\$417,809 TopHap Estimate · confidence 69 · as of Jul 14, 2026



3.85 ac
LOT SIZE

VALUATION

\$418K

\$288K low

\$547K high

Est. Owner Equity

\$281,809

Loan-to-Value

34%

TAX & ASSESSMENT

Property Tax

\$965 (2025)

Assessed Value

\$85,303

Previous Assessed

\$85,303

PROPERTY FACTS

Property Type	Rural Residence
County	Tulare
Lot (acres)	3.85
Heating	None
Pool	No

CLIMATE RISK

53
FLOOD

78
WILDFIRE

69
HEAT

39
STORM

85
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 5, 2025	Financing	Intrafamily Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Three Rivers Union Elementary School	Elementary	KG–8	1.1 mi
Woodlake High School	High	9–12	10.8 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.

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
-----------	-----------------------