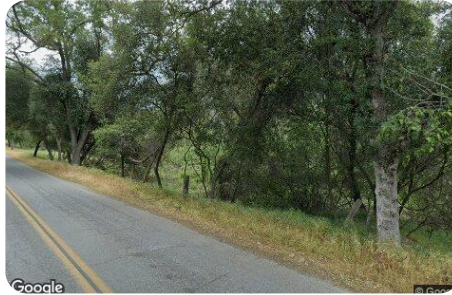


Rural Residence **RESIDENTIAL**

THREE RIVERS, CA 93271

**\$343,679** TopHap Estimate · confidence 73 · as of Jul 14, 2026



**1.14 ac**  
LOT SIZE

## VALUATION

**\$344K**

\$249K low

\$438K high

Est. Owner Equity **\$318,283**

Loan-to-Value **7%**

## TAX & ASSESSMENT

Property Tax **\$453 (2025)**

Assessed Value **\$36,898**

Previous Assessed

\$36,898

## PROPERTY FACTS

|               |                 |
|---------------|-----------------|
| Property Type | Rural Residence |
| County        | Tulare          |
| Lot (acres)   | 1.14            |
| Heating       | None            |
| Pool          | No              |

## CLIMATE RISK

**95**  
FLOOD

**77**  
WILDFIRE

**70**  
HEAT

**40**  
STORM

**85**  
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED       | PRICE    | \$/FT² | LOAN  |
|--------------|--------|------------|----------|--------|-------|
| Dec 16, 2015 | Resale | Grant Deed | \$54,000 |        | \$25K |

## ASSIGNED SCHOOLS

| SCHOOL                               | LEVEL      | GRADES | DISTANCE |
|--------------------------------------|------------|--------|----------|
| Three Rivers Union Elementary School | Elementary | KG–8   | 1.1 mi   |
| Woodlake High School                 | High       | 9–12   | 11.0 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<br>CRIME INDEX | 81<br>AIR POLLUTION | 1,807<br>POPULATION | \$80K<br>MEDIAN IN-COME | 59°F<br>AVG TEMP | 70%<br>SUNSHINE |
|--------------------|---------------------|---------------------|-------------------------|------------------|-----------------|

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

## OWNERSHIP

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