

Single Family Residence

RESIDENTIAL

100 RIVER RUN CIR

SACRAMENTO, CA 95833

\$474,901 TopHap Estimate · \$271 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

3

BATHS

1,750 ft²

LIVING AREA

0.13 ac

LOT SIZE

1986

YEAR BUILT

2

STORIES

8

ROOMS

2

PARKING

VALUATION

\$475K

\$451K low

\$499K high

Last Sale

\$114,000 · Oct 30, 1997

Est. Owner Equity

\$242,501

Loan-to-Value

47%

TAX & ASSESSMENT

Property Tax	\$2,502 (2025)
Assessed Value	\$185,636
Previous Assessed	\$181,997

PROPERTY FACTS

Property Type	Single Family Residence
Style	Custom Design
County	SACRAMENTO
Lot (acres)	0.13
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

CLIMATE RISK

96
FLOOD

49
WILDFIRE

50
HEAT

41
STORM

26
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 10, 2024	Financing	Intrafamily Transfer			\$209K
Apr 2, 2004	Quitclaim	Quit Claim Transfer			\$195K
Aug 10, 2001	Quitclaim	Quit Claim Transfer			
Aug 10, 2001	Quitclaim	Quit Claim Transfer			\$152K
Oct 30, 1997	Resale	Grant Deed	\$114,000	\$65	\$113K
Apr 8, 1997	Recorded document	Grant Deed			
Mar 28, 1997	Non-arms-length	Trustees Deed	\$115,000	\$66	
Mar 5, 1997	Recorded document	Grant Deed			
Oct 20, 1993	Non-arms-length	Grant Deed	\$5,000	\$3	
Apr 6, 1990	Resale	Grant Deed	\$155,000	\$89	\$116K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Hazel Strauch Elementary School	Elementary	KG–6	0.5 mi
Rio Terra Junior High School	Middle	7–8	0.6 mi
Grant Union High School	High	9–12	3.1 mi

District: Twin Rivers Unified 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 95833

98 CRIME INDEX	82 AIR POLLUTION	39,879 POPULATION	\$85K MEDIAN IN-COME	61°F AVG TEMP	78% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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