

Rural Residence **RESIDENTIAL**

THREE RIVERS, CA 93271

\$521,331 TopHap Estimate · confidence 72 · as of Jul 14, 2026

14.05 ac
LOT SIZE

1900
YEAR BUILT

VALUATION

\$521K

\$374K low

\$669K high

Est. Owner Equity	\$396,331
Loan-to-Value	25%

TAX & ASSESSMENT

Property Tax	\$63 (2025)
Assessed Value	\$8,954
Previous Assessed	\$8,954

PROPERTY FACTS

Property Type	Rural Residence
County	Tulare
Lot (acres)	14.05
Heating	None

Pool

No

CLIMATE RISK

42
FLOOD

77
WILDFIRE

69
HEAT

39
STORM

85
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 17, 2020	Quitclaim	Quit Claim Transfer			
Aug 17, 2020	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Three Rivers Union Elementary School	Elementary	KG–8	2.3 mi
Woodlake High School	High	9–12	10.2 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

Owner occupied