

Single Family Residence **RESIDENTIAL**

THREE RIVERS, CA 93271

\$858,234 TopHap Estimate · \$320 / ft² · confidence 93 · as of Jul 14, 2026

2
BEDS

2
BATHS

2,681 ft²
LIVING AREA

5 ac
LOT SIZE

1
STORIES

2
ROOMS

4
PARKING

VALUATION

\$858K

\$796K low

\$921K high

Last Sale

\$200,000 · Mar 7, 2014

Est. Owner Equity

\$148,484

Loan-to-Value

94%

TAX & ASSESSMENT

Property Tax

\$6,483 (2025)

Assessed Value

\$618,497

Previous Assessed

\$618,497

PROPERTY FACTS

Property Type	Single Family Residence
County	Tulare
Lot (acres)	5.00
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

CLIMATE RISK

25 FLOOD	78 WILDFIRE	64 HEAT	45 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
Nov 21, 2019	Quitclaim	Quit Claim Transfer			
Feb 20, 2014	Resale	Grant Deed	\$200,000	\$75	\$150K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Three Rivers Union Elementary School	Elementary	KG–8	3.4 mi
Woodlake High School	High	9–12	12.9 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.