

Single Family Residence **RESIDENTIAL**

42490 KAWEAH RIVER DR

THREE RIVERS, CA 93271

\$1,198,580 TopHap Estimate · \$333 / ft² · confidence 88 · as of Jul 14, 2026

3
BEDS

3
BATHS

3,599 ft²
LIVING AREA

5.59 ac
LOT SIZE

2009
YEAR BUILT

2
STORIES

8
ROOMS

2
PARKING

VALUATION

\$1.2M

\$1.1M low

\$1.3M high

Last Sale

\$1,167,500 · Jul 18, 2025

Est. Owner Equity

\$1,198,580

TAX & ASSESSMENT

Property Tax

\$5,894 (2025)

Assessed Value

\$551,276

Previous Assessed

\$551,276

PROPERTY FACTS

Property Type	Single Family Residence
County	Tulare
Lot (acres)	5.59
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Patio · 688 ft²

CLIMATE RISK

80 FLOOD	78 WILDFIRE	70 HEAT	40 STORM	85 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 15, 2025	Financing	Intrafamily Transfer			
Jun 3, 2025	Resale	Grant Deed	\$1,167,500	\$324	\$701K
Apr 5, 2017	Quitclaim	Quit Claim Transfer			\$360K
Oct 15, 2016	Recorded document	Grant Deed			
Jul 7, 2016	Quitclaim	Quit Claim Transfer			
Mar 28, 2016	Recorded document	Affidavit Of Death			
Sep 16, 2015	Quitclaim	Quit Claim Transfer			
Feb 21, 2013	Quitclaim	Quit Claim Transfer			
Mar 28, 2011	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Three Rivers Union Elementary School	Elementary	KG–8	1.4 mi
Woodlake High School	High	9–12	11.1 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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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