

Rural Residence **RESIDENTIAL**

THREE RIVERS, CA 93271

**4.39 ac**  
LOT SIZE

## VALUATION

Last Sale **\$55,000 · Oct 21, 2013**

## TAX & ASSESSMENT

|                   |                     |
|-------------------|---------------------|
| Property Tax      | <b>\$387 (2025)</b> |
| Assessed Value    | <b>\$30,645</b>     |
| Previous Assessed | <b>\$30,645</b>     |

## PROPERTY FACTS

|               |                        |
|---------------|------------------------|
| Property Type | <b>Rural Residence</b> |
| County        | <b>Tulare</b>          |
| Lot (acres)   | <b>4.39</b>            |
| Heating       | <b>None</b>            |
| Pool          | <b>No</b>              |

## CLIMATE RISK

**46**  
FLOOD

**78**  
WILDFIRE

**70**  
HEAT

**40**  
STORM

**85**  
DROUGHT

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

## TRANSACTION HISTORY

| DATE        | TYPE   | DEED       | PRICE    | \$/FT <sup>2</sup> | LOAN |
|-------------|--------|------------|----------|--------------------|------|
| Oct 4, 2013 | Resale | Grant Deed | \$55,000 |                    |      |

## ASSIGNED SCHOOLS

| SCHOOL                               | LEVEL      | GRADES | DISTANCE |
|--------------------------------------|------------|--------|----------|
| Three Rivers Union Elementary School | Elementary | KG–8   | 1.2 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

|                           |                            |                            |                                |                         |                        |
|---------------------------|----------------------------|----------------------------|--------------------------------|-------------------------|------------------------|
| <b>180</b><br>CRIME INDEX | <b>81</b><br>AIR POLLUTION | <b>1,807</b><br>POPULATION | <b>\$80K</b><br>MEDIAN IN-COME | <b>59°F</b><br>AVG TEMP | <b>70%</b><br>SUNSHINE |
|---------------------------|----------------------------|----------------------------|--------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

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