

Rural Residence **RESIDENTIAL**

THREE RIVERS, CA 93271

\$372,552 TopHap Estimate · confidence 72 · as of Jul 14, 2026



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2.64 ac
LOT SIZE

VALUATION

\$373K

\$269K low

\$476K high

Est. Owner Equity

\$372,552

TAX & ASSESSMENT

Property Tax	\$452 (2025)
Assessed Value	\$36,773
Previous Assessed	\$36,773

PROPERTY FACTS

Property Type	Rural Residence
County	Tulare
Lot (acres)	2.64
Heating	None
Pool	No

CLIMATE RISK

80 FLOOD	79 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	\$/FT ²	LOAN
Oct 4, 2013	Resale	Grant Deed	\$55,000		

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Three Rivers Union Elementary School	Elementary	KG–8	1.1 mi
Woodlake High School	High	9–12	11.1 mi

District: Three Rivers Union Elementary School District



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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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