

Rural Residence **RESIDENTIAL**

THREE RIVERS, CA 93271

\$373,581 TopHap Estimate · confidence 72 · as of Jul 14, 2026

2.77 ac
LOT SIZE

VALUATION

\$374K

\$270K low

\$478K high

Last Sale

\$250,000 · May 9, 2022

Est. Owner Equity

\$373,581

TAX & ASSESSMENT

Property Tax	\$905 (2025)
Assessed Value	\$79,590
Previous Assessed	\$79,590

PROPERTY FACTS

Property Type	Rural Residence
County	Tulare
Lot (acres)	2.77
Heating	None

Pool

No

CLIMATE RISK

35
FLOOD

78
WILDFIRE

70
HEAT

40
STORM

85
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Apr 21, 2022	Resale	Grant Deed	\$250,000		

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Three Rivers Union Elementary School	Elementary	KG–8	1.1 mi
Woodlake High School	High	9–12	11.3 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

Absentee owner