

Rural Residence

RESIDENTIAL

THREE RIVERS, CA 93271

\$766,516 TopHap Estimate · confidence 66 · as of Jul 14, 2026



1.34 ac
LOT SIZE

VALUATION

\$767K

\$504K low

\$1M high

Last Sale

\$7,600 · Dec 12, 2008

Est. Owner Equity

\$757,096

Loan-to-Value

1%

TAX & ASSESSMENT

Property Tax	\$1,519 (2025)
Assessed Value	\$137,622
Previous Assessed	\$137,622

PROPERTY FACTS

Property Type	Rural Residence
County	Tulare
Lot (acres)	1.34
Heating	None
Pool	No

CLIMATE RISK

91 FLOOD	76 WILDFIRE	70 HEAT	41 STORM	85 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Mar 18, 2008	Resale	Grant Deed	\$7,600		\$9K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Three Rivers Union Elementary School	Elementary	KG–8	0.6 mi
Woodlake High School	High	9–12	11.6 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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