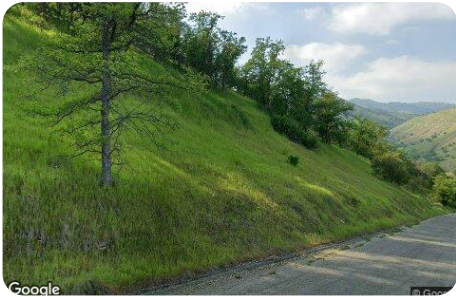


Rural Residence **RESIDENTIAL**

THREE RIVERS, CA 93271

\$542,701 TopHap Estimate · confidence 72 · as of Jul 14, 2026



12.44 ac
LOT SIZE

VALUATION

\$543K

\$389K low

\$696K high

Est. Owner Equity \$0

Loan-to-Value 186%

TAX & ASSESSMENT

Property Tax \$2,275 (2025)

Assessed Value \$209,087

Previous Assessed

\$209,087

PROPERTY FACTS

Property Type	Rural Residence
County	Tulare
Lot (acres)	12.44
Heating	None
Pool	No

CLIMATE RISK

10
FLOOD

74
WILDFIRE

69
HEAT

39
STORM

85
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 1, 2011	Financing	Trustees Deed			\$575K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Three Rivers Union Elementary School	Elementary	KG–8	2.0 mi
Woodlake High School	High	9–12	10.3 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

\$80KMEDIAN IN-
COME**59°F**

AVG TEMP

70%

SUNSHINE

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