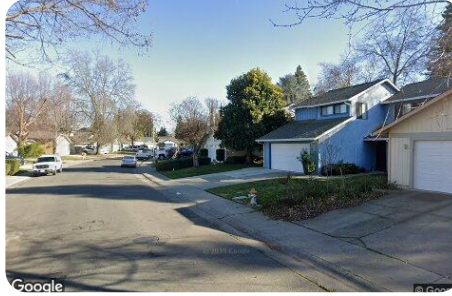
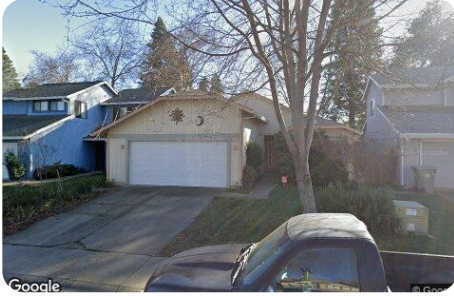


Single Family Residence **RESIDENTIAL**

271 RIVER RUN CIR

SACRAMENTO, CA 95833

\$416,429 TopHap Estimate · \$309 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,347 ft²

LIVING AREA

0.1 ac

LOT SIZE

1985

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$416K

\$398K low

\$434K high

Last Sale

\$97,500 · Jan 26, 1996

Est. Owner Equity

\$339,929

Loan-to-Value

18%

TAX & ASSESSMENT

Property Tax	\$2,243 (2025)
Assessed Value	\$165,179
Previous Assessed	\$161,941

PROPERTY FACTS

Property Type	Single Family Residence
Style	Custom Design
County	SACRAMENTO
Lot (acres)	0.10
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

CLIMATE RISK

97 FLOOD	63 WILDFIRE	50 HEAT	41 STORM	26 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Apr 9, 2021	Financing	Intrafamily Transfer			
Jan 26, 1996	Resale	Grant Deed	\$97,500	\$72	\$88K
Jan 5, 1993	Quitclaim	Quit Claim Transfer			\$88K
Jun 14, 1990	Resale	Grant Deed	\$138,000	\$102	\$88K
Apr 17, 1990	Non-arms-length	Grant Deed	\$68,000	\$50	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Hazel Strauch Elementary School	Elementary	KG–6	0.6 mi
Rio Terra Junior High School	Middle	7–8	0.7 mi
Grant Union High School	High	9–12	3.2 mi

District: Twin Rivers Unified 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 95833

98 CRIME INDEX	82 AIR POLLUTION	39,879 POPULATION	\$85K MEDIAN IN-COME	61°F AVG TEMP	78% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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