

Single Family Residence **RESIDENTIAL**

267 RIVER RUN CIR

SACRAMENTO, CA 95833

\$461,048 TopHap Estimate · \$300 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

1,537 ft²

LIVING AREA

3,920 ft²

LOT SIZE

1986

YEAR BUILT

2

STORIES

6

ROOMS

2

PARKING

VALUATION

\$461K

\$446K low

\$476K high

Last Sale

\$133,500 · Aug 16, 2000

Est. Owner Equity

\$219,448

Loan-to-Value

52%

TAX & ASSESSMENT

Property Tax	\$2,769 (2025)
Assessed Value	\$205,082
Previous Assessed	\$201,062

PROPERTY FACTS

Property Type	Single Family Residence
Style	Custom Design
County	SACRAMENTO
Lot (acres)	0.09
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

CLIMATE RISK

96
FLOOD

63
WILDFIRE

50
HEAT

41
STORM

26
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jun 25, 2021	Financing	Intrafamily Transfer			
Aug 6, 2018	Quitclaim	Quit Claim Transfer			
Feb 19, 2018	Quitclaim	Quit Claim Transfer			
Aug 16, 2000	Resale	Grant Deed	\$133,500	\$87	\$133K
Nov 20, 1989	Recorded document	Trustees Deed			
Nov 20, 1989	Resale	Trustees Deed	\$35,000	\$23	

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
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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	Absentee owner
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