

Rural Residence

RESIDENTIAL

42854 KAWEAH RIVER DR

THREE RIVERS, CA 93271

\$754,269 TopHap Estimate · \$223 / ft² · confidence 86 · as of Jul 14, 2026



3

BEDS

5

BATHS

3,386 ft²

LIVING AREA

1.09 ac

LOT SIZE

1965

YEAR BUILT

1

STORIES

6

ROOMS

3

PARKING

VALUATION

\$754K

\$651K low

\$858K high

Est. Owner Equity

\$375,269

Loan-to-Value

51%

TAX & ASSESSMENT

Property Tax	\$7,660 (2025)
Assessed Value	\$718,178
Previous Assessed	\$718,178

PROPERTY FACTS

Property Type	Rural Residence
County	Tulare
Lot (acres)	1.09
Construction	Tilt-Up Concrete
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Carport (Unspecified)
Pool	Spa/Hot Tub (Only)

CLIMATE RISK

95
FLOOD

77
WILDFIRE

70
HEAT

41
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
Mar 25, 2020	Quitclaim	Quit Claim Transfer			
Feb 13, 2018	Quitclaim	Quit Claim Transfer			
Jan 9, 2014	Financing	Grant Deed			\$360K
Oct 12, 2011	Non-arms-length	Grant Deed	\$75,000	\$22	
Mar 26, 2008	Recorded document	Grant Deed			
Apr 2, 2008	Recorded document	Affidavit Of Death			
Mar 26, 2008	Resale	Grant Deed	\$500,000	\$148	
Aug 16, 1996	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Three Rivers Union Elementary School	Elementary	KG–8	0.8 mi
Woodlake High School	High	9–12	11.8 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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