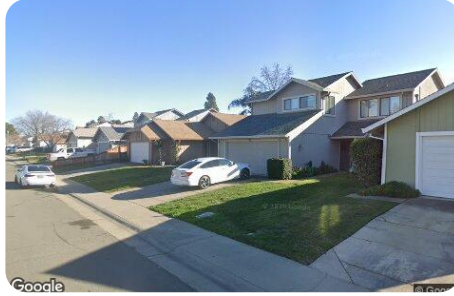


Single Family Residence **RESIDENTIAL**

154 RIVER RUN CIR

SACRAMENTO, CA 95833

\$423,650 TopHap Estimate · \$315 / 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

\$424K

\$406K low

\$442K high

Last Sale

\$224,000 · Nov 21, 2003

Est. Owner Equity

\$90,523

Loan-to-Value

78%

TAX & ASSESSMENT

Property Tax	\$4,073 (2025)
Assessed Value	\$324,827
Previous Assessed	\$318,458

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

98
FLOOD

66
WILDFIRE

50
HEAT

41
STORM

26
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Nov 21, 2003	Resale	Grant Deed	\$224,000	\$166	\$221K
Apr 6, 2000	Resale	Grant Deed	\$127,000	\$94	\$127K
Feb 25, 2000	Resale	Grant Deed	\$108,409	\$80	
Dec 30, 1994	Resale	Grant Deed	\$112,000	\$83	\$114K
Aug 15, 1989	Quitclaim	Quit Claim Transfer			
Aug 15, 1989	Non-arms-length	Trustees Deed	\$26,500	\$20	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Hazel Strauch Elementary School	Elementary	KG–6	0.6 mi
Rio Terra Junior High School	Middle	7–8	0.6 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	Owner occupied
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