

Single Family Residence **RESIDENTIAL**

139 RIVER RUN CIR

SACRAMENTO, CA 95833

\$456,489 TopHap Estimate · \$297 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

1,537 ft²

LIVING AREA

3,920 ft²

LOT SIZE

1985

YEAR BUILT

2

STORIES

6

ROOMS

2

PARKING

VALUATION

\$456K

\$440K low

\$473K high

Last Sale

\$380,000 · Feb 25, 2021

Est. Owner Equity

\$152,489

Loan-to-Value

67%

TAX & ASSESSMENT

Property Tax	\$5,227 (2025)
Assessed Value	\$419,547
Previous Assessed	\$411,322

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: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Feb 11, 2021	Resale	Grant Deed	\$380,000	\$247	\$304K
Aug 25, 2015	Quitclaim	Quit Claim Transfer			
Mar 28, 2003	Quitclaim	Quit Claim Transfer			\$63K
Apr 9, 1999	Quitclaim	Quit Claim Transfer			
Jan 31, 1996	Resale	Trustees Deed	\$105,000	\$68	\$64K
Jan 31, 1996	Quitclaim	Quit Claim Transfer			
May 26, 1993	Quitclaim	Quit Claim Transfer			\$111K
Aug 21, 1989	Resale	Grant Deed	\$123,000	\$80	\$111K
Jul 22, 1988	Resale	Grant Deed	\$104,000	\$68	\$99K

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

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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