

Single Family Residence **RESIDENTIAL**

158 RIVER RUN CIR

SACRAMENTO, CA 95833

\$485,628 TopHap Estimate · \$278 / ft² · confidence 97 · as of Jul 14, 2026



4

BEDS

3

BATHS

1,750 ft²

LIVING AREA

0.1 ac

LOT SIZE

1985

YEAR BUILT

2

STORIES

8

ROOMS

2

PARKING

VALUATION

\$486K

\$472K low

\$499K high

Last Sale

\$184,000 · Jan 15, 2013

Est. Owner Equity

\$0

TAX & ASSESSMENT

Property Tax	\$3,977 (2025)
Assessed Value	\$307,779
Previous Assessed	\$301,745

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

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
Feb 25, 2020	Quitclaim	Quit Claim Transfer			
Sep 6, 2017	Quitclaim	Quit Claim Transfer			
Jan 3, 2013	Resale	Grant Deed	\$184,000	\$105	
Jan 14, 2013	Recorded document	Affidavit Of Death			
May 22, 2003	Quitclaim	Quit Claim Transfer			\$160K
Jun 30, 1994	Resale	Grant Deed	\$134,500	\$77	\$121K

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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