

Single Family Residence **RESIDENTIAL**

# 17605 RIVER RUN RD

SALINAS, CA 93908

**\$1,114,279** TopHap Estimate · \$428 / ft<sup>2</sup> · confidence 94 · as of Jul 14, 2026



**4**

BEDS

**3**

BATHS

**2,603 ft<sup>2</sup>**

LIVING AREA

**0.11 ac**

LOT SIZE

**1991**

YEAR BUILT

**2**

STORIES

**9**

ROOMS

**2**

PARKING

## VALUATION

**\$1.1M**

\$1M low

\$1.2M high

Last Sale

**\$690,000 · Sep 23, 2016**

Est. Owner Equity

**\$462,079**

Loan-to-Value

**62%**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$9,415 (2025) |
| Assessed Value    | \$816,815      |
| Previous Assessed | \$800,800      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Custom Design           |
| County        | MONTEREY                |
| Lot (acres)   | 0.11                    |
| Construction  | Wood (Unspecified)      |
| Heating       | Central                 |
| Fireplace     | Yes                     |
| Pool          | No                      |

## CLIMATE RISK

**94**  
FLOOD

**76**  
WILDFIRE

**15**  
HEAT

**27**  
STORM

**20**  
DROUGHT

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

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                | PRICE     | \$/FT² | LOAN   |
|--------------|-----------|---------------------|-----------|--------|--------|
| Sep 13, 2016 | Resale    | Grant Deed          | \$690,000 | \$265  | \$518K |
| Sep 5, 2014  | Financing | Grant Deed          |           |        | \$368K |
| Nov 13, 2013 | Quitclaim | Quit Claim Transfer |           |        |        |
| Feb 29, 2012 | Quitclaim | Quit Claim Transfer |           |        |        |
| Sep 9, 2011  | Resale    | Grant Deed          | \$472,000 | \$181  | \$372K |
| Jul 14, 2005 | Resale    | Grant Deed          | \$855,000 | \$328  | \$684K |
| Jun 30, 2004 | Quitclaim | Quit Claim Transfer |           |        |        |
| Aug 31, 2000 | Resale    | Grant Deed          | \$330,000 | \$127  | \$330K |
| Oct 25, 1991 | Resale    | Grant Deed          | \$302,500 | \$116  | \$191K |

## ASSIGNED SCHOOLS

| SCHOOL                      | LEVEL      | GRADES | DISTANCE |
|-----------------------------|------------|--------|----------|
| Spreckels Elementary School | Elementary | KG–5   | 1.3 mi   |
| Buena Vista Middle School   | Middle     | 6–8    | 1.5 mi   |
| Salinas High School         | High       | 9–12   | 3.2 mi   |

District: Spreckels 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 93908

|                          |                            |                             |                                 |                         |                        |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>80</b><br>CRIME INDEX | <b>82</b><br>AIR POLLUTION | <b>23,609</b><br>POPULATION | <b>\$137K</b><br>MEDIAN IN-COME | <b>57°F</b><br>AVG TEMP | <b>79%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

## OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|