

Single Family Residence **RESIDENTIAL**

826 RIVER RUN CIR

SAN MARCOS, CA 92069

\$950,349 TopHap Estimate · \$522 / ft² · confidence 98 · as of Jul 14, 2026



3
BEDS

2
BATHS

1,821 ft²
LIVING AREA

0.13 ac
LOT SIZE

1999
YEAR BUILT

2
PARKING

VALUATION

\$950K

\$927K low

\$973K high

Last Sale

\$461,000 · Aug 21, 2014

Est. Owner Equity

\$566,349

Loan-to-Value

42%

TAX & ASSESSMENT

Property Tax	\$6,286 (2025)
Assessed Value	\$565,119
Previous Assessed	\$554,039

PROPERTY FACTS

Property Type	Single Family Residence
County	SAN DIEGO
Lot (acres)	0.14
Pool	No

CLIMATE RISK

1 FLOOD	85 WILDFIRE	39 HEAT	24 STORM	89 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 21, 2015	Quitclaim	Quit Claim Transfer			
Aug 5, 2014	Resale	Grant Deed	\$461,000	\$253	\$415K
Mar 30, 2012	Resale	Grant Deed	\$365,000	\$200	\$356K
Nov 29, 2010	Quitclaim	Quit Claim Transfer			\$310K
Dec 5, 2008	Quitclaim	Quit Claim Transfer			
Oct 22, 2008	Resale	Grant Deed	\$390,000	\$214	\$312K
Jul 23, 1998	Resale	Grant Deed	\$180,000	\$99	\$183K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Richland Elementary School	Elementary	KG–5	0.2 mi
Mission Hills High School	High	9–12	0.5 mi
Woodland Park Middle School	Middle	6–8	0.8 mi

District: San Marcos 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 92069

67 CRIME INDEX	102 AIR POLLUTION	49,216 POPULATION	\$92K MEDIAN IN-COME	62°F AVG TEMP	68% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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