

Single Family Residence **RESIDENTIAL**

806 RIVER RUN CIR

SAN MARCOS, CA 92069

\$989,446 TopHap Estimate · \$474 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

2,088 ft²

LIVING AREA

0.15 ac

LOT SIZE

1997

YEAR BUILT

3

PARKING

VALUATION

\$989K

\$942K low

\$1M high

Last Sale

\$428,000 · Apr 12, 2016

Est. Owner Equity

\$380,446

Loan-to-Value

63%

TAX & ASSESSMENT

Property Tax	\$3,312 (2025)
Assessed Value	\$299,631
Previous Assessed	\$293,757

PROPERTY FACTS

Property Type	Single Family Residence
County	SAN DIEGO
Lot (acres)	0.15
Pool	No

CLIMATE RISK

1 FLOOD	82 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
Sep 21, 2020	Quitclaim	Quit Claim Transfer			
Feb 23, 2016	Non-arms-length	Grant Deed	\$428,000	\$205	\$420K
Aug 26, 2014	Quitclaim	Quit Claim Transfer			
Aug 26, 2014	Quitclaim	Quit Claim Transfer			
Nov 30, 2012	Financing	Intrafamily Transfer			\$177K
Nov 30, 2012	Quitclaim	Quit Claim Transfer			
Nov 2, 2006	Quitclaim	Quit Claim Transfer			
Nov 2, 2006	Quitclaim	Quit Claim Transfer			
Nov 26, 2003	Quitclaim	Quit Claim Transfer			
Nov 20, 2003	Quitclaim	Quit Claim Transfer			
Sep 10, 1997	Resale	Grant Deed	\$184,000	\$88	\$175K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Richland Elementary School	Elementary	KG–5	0.3 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

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

OWNERSHIP

Occupancy

Owner occupied