

Single Family Residence **RESIDENTIAL**

825 RIVER RUN CIR

SAN MARCOS, CA 92069

\$916,432 TopHap Estimate · \$534 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,715 ft²

LIVING AREA

0.22 ac

LOT SIZE

1999

YEAR BUILT

2

PARKING

VALUATION

\$916K

\$848K low

\$985K high

Last Sale

\$530,000 · Sep 7, 2006

Est. Owner Equity

\$667,432

Loan-to-Value

28%

TAX & ASSESSMENT

Property Tax	\$8,067 (2025)
Assessed Value	\$724,102
Previous Assessed	\$709,904

PROPERTY FACTS

Property Type	Single Family Residence
County	SAN DIEGO
Lot (acres)	0.22
Pool	No

CLIMATE RISK

1 FLOOD	84 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
Aug 23, 2006	Resale	Grant Deed	\$530,000	\$309	\$246K
Mar 23, 2006	Resale	Grant Deed	\$536,000	\$313	
Jul 30, 1998	Resale	Grant Deed	\$180,000	\$105	\$135K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Richland Elementary School	Elementary	KG–5	0.2 mi
Mission Hills High School	High	9–12	0.6 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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