

Single Family Residence **RESIDENTIAL**

183 RIVER RUN CIR

SACRAMENTO, CA 95833

\$507,654 TopHap Estimate · \$377 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,347 ft²

LIVING AREA

0.19 ac

LOT SIZE

1985

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$508K

\$494K low

\$522K high

Last Sale

\$494,000 · Jul 5, 2023

Est. Owner Equity

\$22,602

Loan-to-Value

95%

TAX & ASSESSMENT

Property Tax	\$6,346 (2025)
Assessed Value	\$513,957
Previous Assessed	\$503,880

PROPERTY FACTS

Property Type	Single Family Residence
Style	Custom Design
County	SACRAMENTO
Lot (acres)	0.19
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

CLIMATE RISK

96
FLOOD

62
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
Jun 20, 2023	Resale	Grant Deed	\$494,000	\$367	\$485K
Sep 10, 2020	Resale	Grant Deed	\$370,000	\$275	\$352K
Jun 25, 2014	Resale	Grant Deed	\$219,000	\$163	\$208K
Jan 15, 2003	Resale	Grant Deed	\$227,000	\$169	\$227K
Aug 10, 2001	Quitclaim	Quit Claim Transfer			\$132K
Apr 3, 2001	Quitclaim	Quit Claim Transfer			
Jun 11, 1999	Resale	Grant Deed	\$128,000	\$95	\$130K
Dec 15, 1993	Quitclaim	Quit Claim Transfer			\$83K

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	3.3 mi

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	Owner occupied
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