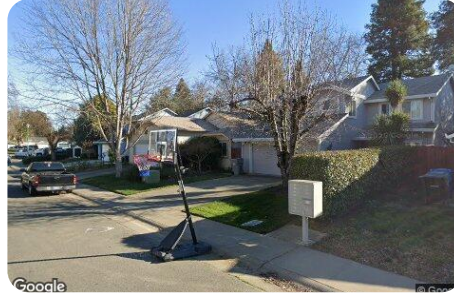


Single Family Residence **RESIDENTIAL**

263 RIVER RUN CIR

SACRAMENTO, CA 95833

\$483,479 TopHap Estimate · \$276 / ft² · confidence 98 · as of Jul 14, 2026



4

BEDS

3

BATHS

1,750 ft²

LIVING AREA

0.1 ac

LOT SIZE

1986

YEAR BUILT

2

STORIES

8

ROOMS

2

PARKING

VALUATION

\$483K

\$474K low

\$493K high

Last Sale

\$144,000 · Jun 12, 2001

Est. Owner Equity

\$338,479

Loan-to-Value

30%

TAX & ASSESSMENT

Property Tax	\$3,532 (2025)
Assessed Value	\$268,942
Previous Assessed	\$263,670

PROPERTY FACTS

Property Type	Single Family Residence
Style	Custom Design
County	SACRAMENTO
Lot (acres)	0.10
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Pool	Yes

CLIMATE RISK

96
FLOOD

66
WILDFIRE

50
HEAT

41
STORM

26
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jun 4, 2021	Financing	Intrafamily Transfer			
Jun 12, 2001	Resale	Grant Deed	\$144,000	\$82	\$137K

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	3.2 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.

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 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.

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 OWNERSHIP

Occupancy	Owner occupied
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