

Single Family Residence **RESIDENTIAL**

134 RIVER RUN CIR

SACRAMENTO, CA 95833

\$473,541 TopHap Estimate · \$308 / ft² · confidence 96 · as of Jul 14, 2026



3
BEDS

2.5
BATHS

1,537 ft²
LIVING AREA

0.1 ac
LOT SIZE

1985
YEAR BUILT

2
STORIES

6
ROOMS

2
PARKING

VALUATION

\$474K

\$453K low

\$494K high

Est. Owner Equity

\$306,441

Loan-to-Value

35%

TAX & ASSESSMENT

Property Tax	\$3,125 (2025)
Assessed Value	\$243,097
Previous Assessed	\$238,331

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
Fireplace	Yes
Pool	Yes

CLIMATE RISK

97
FLOOD

63
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
Aug 27, 1992	Quitclaim	Quit Claim Transfer			\$92K
Oct 27, 1989	Resale	Grant Deed	\$39,500	\$26	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Hazel Strauch Elementary School	Elementary	KG–6	0.6 mi
Rio Terra Junior High School	Middle	7–8	0.6 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.

NEIGHBORHOOD · ZIP 95833

98 CRIME INDEX	82 AIR POLLUTION	39,879 POPULATION	\$85K MEDIAN IN-COME	61°F AVG TEMP	78% SUNSHINE
--------------------------	----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

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

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------