

Single Family Residence **RESIDENTIAL**

260 RIVER RUN CIR

SACRAMENTO, CA 95833

\$464,247 TopHap Estimate · \$302 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

1,537 ft²

LIVING AREA

0.1 ac

LOT SIZE

1986

YEAR BUILT

2

STORIES

6

ROOMS

2

PARKING

VALUATION

\$464K

\$449K low

\$479K high

Last Sale

\$275,000 · Jul 26, 2016

Est. Owner Equity

\$115,288

Loan-to-Value

76%

TAX & ASSESSMENT

Property Tax	\$4,207 (2025)
Assessed Value	\$325,537
Previous Assessed	\$319,155

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	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
Mar 1, 2018	Quitclaim	Quit Claim Transfer			\$314K
Jul 22, 2016	Resale	Grant Deed	\$275,000	\$179	\$281K
Mar 26, 2015	Resale	Grant Deed	\$234,000	\$152	\$176K
Dec 16, 2009	Quitclaim	Quit Claim Transfer			
Dec 16, 2009	Resale	Grant Deed	\$160,000	\$104	\$157K
Jun 27, 2005	Resale	Grant Deed	\$357,000	\$232	\$286K
Oct 30, 2003	Resale	Grant Deed	\$239,500	\$156	\$192K
Jul 22, 1988	Non-arms-length	Grant Deed	\$12,000	\$8	\$2K

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.

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
-----------	----------------