

Rural Residence

RESIDENTIAL

40926 OLD THREE RIVERS RD

THREE RIVERS, CA 93271

\$810,000 TopHap Estimate · \$499 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,624 ft²

LIVING AREA

1.58 ac

LOT SIZE

2002

YEAR BUILT

1

STORIES

3

ROOMS

1

PARKING

VALUATION

\$810K

\$763K low

\$857K high

Est. Owner Equity

\$810,000

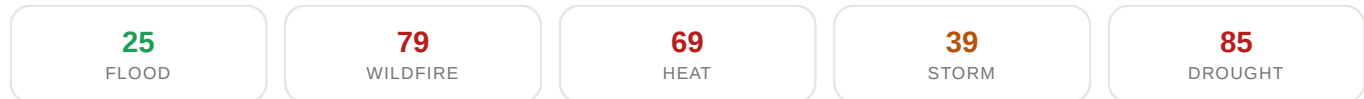
TAX & ASSESSMENT

Property Tax	\$5,298 (2025)
Assessed Value	\$501,938
Previous Assessed	\$492,097

PROPERTY FACTS

Property Type	Rural Residence
County	TULARE
Lot (acres)	1.58
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

CLIMATE RISK



Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 10, 2022	Financing	Intrafamily Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Three Rivers Union Elementary School	Elementary	KG–8	1.5 mi
Woodlake High School	High	9–12	10.8 mi

District: Three Rivers Union Elementary 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 93271

180 CRIME INDEX	81 AIR POLLUTION	1,807 POPULATION	\$80K MEDIAN IN-COME	59°F AVG TEMP	70% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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