

Rural Residence **RESIDENTIAL**

THREE RIVERS, CA 93271

\$438,596 TopHap Estimate · confidence 69 · as of Jul 14, 2026



2.39 ac
LOT SIZE

VALUATION

\$439K

\$304K low

\$573K high

Est. Owner Equity

\$438,596

TAX & ASSESSMENT

Property Tax	\$185 (2025)
Assessed Value	\$11,550
Previous Assessed	\$11,550

PROPERTY FACTS

Property Type	Rural Residence
County	Tulare
Lot (acres)	2.39

CLIMATE RISK

10 FLOOD	78 WILDFIRE	69 HEAT	39 STORM	85 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 25, 2023	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	10.6 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

Absentee owner