

Rural Residence **RESIDENTIAL**

THREE RIVERS, CA 93271

\$416,723 TopHap Estimate · confidence 69 · as of Jul 14, 2026



0.72 ac
LOT SIZE

VALUATION

\$417K

\$288K low

\$546K high

Est. Owner Equity

\$416,723

TAX & ASSESSMENT

Property Tax	\$63 (2025)
Assessed Value	\$3,770
Previous Assessed	\$3,770

PROPERTY FACTS

Property Type	Rural Residence
County	Tulare
Lot (acres)	0.72

CLIMATE RISK

25 FLOOD	78 WILDFIRE	69 HEAT	39 STORM	85 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

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	1.6 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

Owner occupied