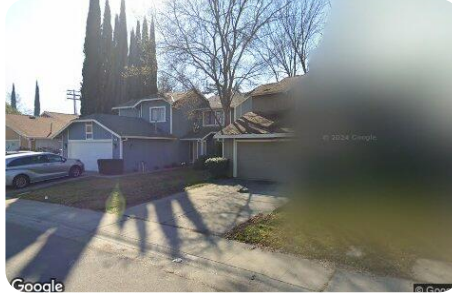


Single Family Residence **RESIDENTIAL**

295 RIVER RUN CIR

SACRAMENTO, CA 95833

\$406,422 TopHap Estimate · \$358 / ft² · confidence 89 · as of Jul 14, 2026



2

BEDS

2

BATHS

1,134 ft²

LIVING AREA

0.1 ac

LOT SIZE

1986

YEAR BUILT

1

STORIES

5

ROOMS

2

PARKING

VALUATION

\$406K

\$362K low

\$450K high

Last Sale

\$237,000 · Sep 9, 2016

Est. Owner Equity

\$175,202

Loan-to-Value

57%

TAX & ASSESSMENT

Property Tax	\$3,530 (2025)
Assessed Value	\$280,493
Previous Assessed	\$274,994

PROPERTY FACTS

Property Type	Single Family Residence
County	SACRAMENTO
Lot (acres)	0.10
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

CLIMATE RISK

96
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
Sep 6, 2016	Resale	Grant Deed	\$237,000	\$209	\$242K
Jun 8, 2016	Quitclaim	Quit Claim Transfer			
May 16, 2007	Resale	Grant Deed	\$255,000	\$225	\$251K
Dec 4, 2006	Non-arms-length	Trustees Deed	\$296,054	\$261	
Aug 9, 2005	Resale	Grant Deed	\$343,000	\$302	\$274K
Jan 27, 2005	Quitclaim	Quit Claim Transfer			
Jan 25, 2005	Resale	Grant Deed	\$265,000	\$234	\$212K
May 2, 1995	Resale	Grant Deed	\$105,000	\$93	\$104K
May 30, 1990	Resale	Grant Deed	\$130,000	\$115	\$114K

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

OWNERSHIP

Occupancy	Owner occupied
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