

Single Family Residence **RESIDENTIAL**

276 RIVER RUN CIR

SACRAMENTO, CA 95833

\$412,638 TopHap Estimate · \$306 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,347 ft²

LIVING AREA

0.1 ac

LOT SIZE

1986

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$413K

\$396K low

\$429K high

Last Sale

\$135,000 · Sep 7, 2011

Est. Owner Equity

\$304,638

Loan-to-Value

26%

TAX & ASSESSMENT

Property Tax	\$2,414 (2025)
Assessed Value	\$172,945
Previous Assessed	\$169,555

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

63
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
Aug 31, 2011	Resale	Grant Deed	\$135,000	\$100	\$108K
Jul 8, 2011	Non-arms-length	Trustees Deed	\$87,000	\$65	
Dec 21, 2004	Quitclaim	Quit Claim Transfer			
Sep 8, 2004	Resale	Grant Deed	\$292,000	\$217	\$233K
Sep 17, 2004	Quitclaim	Quit Claim Transfer			
Feb 24, 2000	Resale	Grant Deed	\$124,000	\$92	
Jun 28, 1993	Resale	Grant Deed	\$116,000	\$86	
Jul 22, 1992	Resale	Grant Deed	\$127,000	\$94	\$102K

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	Absentee owner
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