

Single Family Residence **RESIDENTIAL**

268 RIVER RUN CIR

SACRAMENTO, CA 95833

\$442,414 TopHap Estimate · \$328 / ft² · confidence 94 · 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

\$442K

\$416K low

\$468K high

Last Sale

\$415,000 · Oct 25, 2021

Est. Owner Equity

\$61,414

Loan-to-Value

83%

TAX & ASSESSMENT

Property Tax	\$5,498 (2025)
Assessed Value	\$449,207
Previous Assessed	\$440,400

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

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
Nov 19, 2024	Financing	Intrafamily Transfer			\$20K
Oct 18, 2021	Resale	Grant Deed	\$415,000	\$308	\$361K
Sep 21, 2021	Resale	Grant Deed	\$1,037,500	\$770	
Dec 29, 2011	Resale	Grant Deed	\$120,000	\$89	\$117K
Jan 5, 2012	Recorded document	Grant Deed			
Sep 19, 2003	Resale	Grant Deed	\$218,000	\$162	\$218K

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
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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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