

Single Family Residence **RESIDENTIAL**

264 RIVER RUN CIR

SACRAMENTO, CA 95833

\$425,978 TopHap Estimate · \$376 / ft² · confidence 88 · 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

\$426K

\$374K low

\$478K high

Last Sale

\$415,000 · Jan 22, 2025

Est. Owner Equity

\$10,978

Loan-to-Value

98%

TAX & ASSESSMENT

Property Tax	\$4,928 (2025)
Assessed Value	\$423,300
Previous Assessed	\$387,600

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

97
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
Jan 18, 2025	Quitclaim	Quit Claim Transfer			
Jan 16, 2025	Resale	Grant Deed	\$415,000	\$366	\$403K
Jun 18, 2024	Resale	Grant Deed	\$301,800	\$266	\$303K
Jul 7, 2006	Quitclaim	Quit Claim Transfer			\$54K
Mar 20, 2003	Quitclaim	Quit Claim Transfer			
Mar 20, 2003	Resale	Grant Deed	\$195,000	\$172	\$156K
Dec 6, 2000	Resale	Grant Deed	\$133,000	\$117	\$132K
Jun 19, 2000	Resale	Trustees Deed	\$126,000	\$111	\$113K
Jun 19, 2000	Quitclaim	Quit Claim Transfer			
Apr 29, 1997	Resale	Grant Deed	\$92,500	\$82	\$88K

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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