

Single Family Residence **RESIDENTIAL**

278 RIVER RUN CIR

SACRAMENTO, CA 95833

\$454,088 TopHap Estimate · \$295 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

1,537 ft²

LIVING AREA

0.11 ac

LOT SIZE

1986

YEAR BUILT

2

STORIES

6

ROOMS

2

PARKING

VALUATION

\$454K

\$437K low

\$471K high

Last Sale

\$98,500 · Dec 3, 1997

Est. Owner Equity

\$158,892

Loan-to-Value

63%

TAX & ASSESSMENT

Property Tax	\$2,180 (2025)
Assessed Value	\$160,391
Previous Assessed	\$157,247

PROPERTY FACTS

Property Type	Single Family Residence
Style	Custom Design
County	SACRAMENTO
Lot (acres)	0.11
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
Sep 21, 2001	Quitclaim	Quit Claim Transfer			\$155K
Dec 3, 1997	Quitclaim	Quit Claim Transfer			
Dec 3, 1997	Financing	Trustees Deed			\$98K
Jul 6, 1990	Resale	Grant Deed	\$154,000	\$100	\$123K
Mar 21, 1990	Quitclaim	Quit Claim Transfer			\$23K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Hazel Strauch Elementary School	Elementary	KG–6	0.6 mi
Rio Terra Junior High School	Middle	7–8	0.6 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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