

Single Family Residence **RESIDENTIAL**

284 RIVER RUN CIR

SACRAMENTO, CA 95833

\$395,394 TopHap Estimate · \$349 / ft² · confidence 94 · as of Jul 14, 2026



2
BEDS

2
BATHS

1,134 ft²
LIVING AREA

0.11 ac
LOT SIZE

1986
YEAR BUILT

1
STORIES

5
ROOMS

2
PARKING

VALUATION

\$395K

\$370K low

\$421K high

Last Sale

\$331,000 · Jun 1, 2021

Est. Owner Equity

\$80,944

Loan-to-Value

79%

TAX & ASSESSMENT

Property Tax	\$4,588 (2025)
Assessed Value	\$365,446
Previous Assessed	\$358,282

PROPERTY FACTS

Property Type	Single Family Residence
County	SACRAMENTO
Lot (acres)	0.11
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

CLIMATE RISK

97
FLOOD

49
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
May 20, 2021	Resale	Grant Deed	\$331,000	\$292	\$314K
Nov 2, 2009	Recorded document	Affidavit Of Death			
Nov 2, 2009	Recorded document	Grant Deed			
Oct 31, 2008	Recorded document	Affidavit Of Death			
Nov 12, 1996	Quitclaim	Quit Claim Transfer			

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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