

Single Family Residence **RESIDENTIAL**

256 RIVER RUN CIR

SACRAMENTO, CA 95833

\$464,052 TopHap Estimate · \$265 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

3

BATHS

1,750 ft²

LIVING AREA

3,920 ft²

LOT SIZE

1986

YEAR BUILT

2

STORIES

8

ROOMS

VALUATION

\$464K

\$445K low

\$483K high

Est. Owner Equity

\$414,052

Loan-to-Value

10%

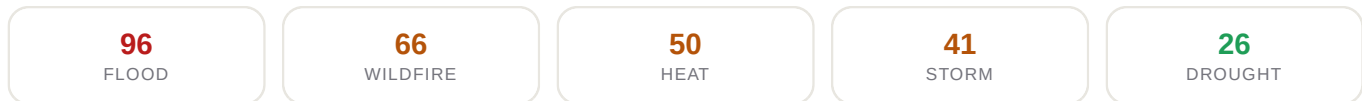
TAX & ASSESSMENT

Property Tax	\$2,644 (2025)
Assessed Value	\$198,845
Previous Assessed	\$194,947

PROPERTY FACTS

Property Type	Single Family Residence
Style	Custom Design
County	SACRAMENTO
Lot (acres)	0.09
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

CLIMATE RISK



Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Apr 2, 2015	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	0.7 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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