

Single Family Residence **RESIDENTIAL**

801 RIVER RUN CIR

SAN MARCOS, CA 92069

\$891,500 TopHap Estimate · \$520 / ft² · confidence 93 · as of Jun 23, 2026



3

BEDS

2

BATHS

1,715 ft²

LIVING AREA

0.26 ac

LOT SIZE

1999

YEAR BUILT

2

PARKING

VALUATION

\$892K

\$829K low

\$954K high

Last Sale

\$380,000 · Jan 8, 2013

Est. Owner Equity

\$571,500

Loan-to-Value

36%

TAX & ASSESSMENT

Property Tax	\$5,382 (2025)
Assessed Value	\$477,288
Previous Assessed	\$467,931

PROPERTY FACTS

Property Type	Single Family Residence
County	SAN DIEGO
Lot (acres)	0.26
Pool	No

CLIMATE RISK

1 FLOOD	81 WILDFIRE	39 HEAT	24 STORM	89 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 28, 2021	Financing	Intrafamily Transfer			\$320K
Nov 29, 2012	Resale	Grant Deed	\$380,000	\$222	\$195K
Jul 20, 2012	Non-arms-length	Trustees Deed	\$370,000	\$216	
Mar 18, 2005	Quitclaim	Quit Claim Transfer			
Mar 18, 2005	Resale	Grant Deed	\$520,000	\$303	
Feb 23, 2005	Resale	Corporation Deed	\$520,500	\$303	\$416K
Jul 30, 2003	Quitclaim	Quit Claim Transfer			\$159K
Nov 30, 1999	Resale	Grant Deed	\$229,500	\$134	\$207K
Oct 30, 1998	Resale	Grant Deed	\$189,000	\$110	\$151K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Richland Elementary School	Elementary	KG–5	0.3 mi
Mission Hills High School	High	9–12	0.5 mi
Woodland Park Middle School	Middle	6–8	0.8 mi

District: San Marcos 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 92069

67 CRIME INDEX	102 AIR POLLUTION	49,216 POPULATION	\$92K MEDIAN IN-COME	62°F AVG TEMP	68% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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