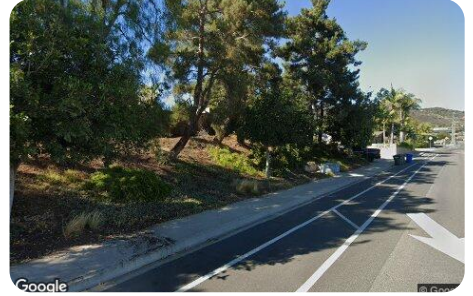


Single Family Residence **RESIDENTIAL**

813 RIVER RUN CIR

SAN MARCOS, CA 92069

\$1,082,947 TopHap Estimate · \$519 / ft² · confidence 97 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

2,088 ft²

LIVING AREA

0.2 ac

LOT SIZE

1997

YEAR BUILT

3

PARKING

VALUATION

\$1.1M

\$1M low

\$1.1M high

Last Sale

\$625,000 · Jul 27, 2018

Est. Owner Equity

\$587,447

Loan-to-Value

49%

TAX & ASSESSMENT

Property Tax	\$8,001 (2025)
Assessed Value	\$711,137
Previous Assessed	\$697,194

PROPERTY FACTS

Property Type	Single Family Residence
County	SAN DIEGO
Lot (acres)	0.20
Pool	Yes

CLIMATE RISK

1 FLOOD	83 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
Jun 21, 2018	Resale	Grant Deed	\$625,000	\$299	\$500K
Jun 9, 2004	Resale	Grant Deed	\$565,000	\$271	\$322K
Nov 5, 2003	Resale	Grant Deed	\$476,500	\$228	\$381K
Jul 31, 1998	Resale	Grant Deed	\$224,000	\$107	\$213K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Richland Elementary School	Elementary	KG–5	0.2 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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