

Single Family Residence **RESIDENTIAL**

828 RIVER RUN CIR

SAN MARCOS, CA 92069

\$916,401 TopHap Estimate · \$503 / ft² · confidence 96 · as of Jul 14, 2026



3
BEDS

2
BATHS

1,821 ft²
LIVING AREA

0.12 ac
LOT SIZE

1999
YEAR BUILT

2
PARKING

VALUATION

\$916K

\$883K low

\$950K high

Last Sale

\$645,000 · Mar 17, 2020

Est. Owner Equity

\$916,401

TAX & ASSESSMENT

Property Tax	\$8,095 (2025)
Assessed Value	\$719,502
Previous Assessed	\$705,395

PROPERTY FACTS

Property Type	Single Family Residence
County	SAN DIEGO
Lot (acres)	0.12
Pool	No

CLIMATE RISK

1
FLOOD

85
WILDFIRE

39
HEAT

24
STORM

89
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Mar 2, 2020	Resale	Grant Deed	\$645,000	\$354	
Nov 22, 2019	Resale	Grant Deed	\$458,500	\$252	\$427K
Oct 9, 2013	Quitclaim	Quit Claim Transfer			
Oct 9, 2013	Financing	Intrafamily Transfer			\$393K
May 20, 2011	Quitclaim	Quit Claim Transfer			
Jan 5, 2005	Resale	Grant Deed	\$539,500	\$296	\$421K
Sep 14, 2000	Resale	Grant Deed	\$272,000	\$149	\$190K
Jul 31, 1998	Resale	Grant Deed	\$179,000	\$98	\$143K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Richland Elementary School	Elementary	KG–5	0.2 mi
Mission Hills High School	High	9–12	0.6 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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