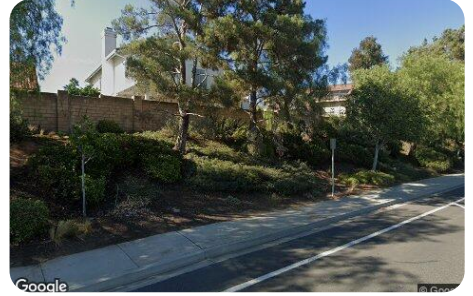


Single Family Residence **RESIDENTIAL**

807 RIVER RUN CIR

SAN MARCOS, CA 92069

\$945,815 TopHap Estimate · \$551 / ft² · confidence 97 · as of Jul 14, 2026



3
BEDS

2
BATHS

1,715 ft²
LIVING AREA

0.18 ac
LOT SIZE

1997
YEAR BUILT

2
PARKING

VALUATION

\$946K

\$917K low

\$975K high

Last Sale

\$507,000 · Nov 29, 2016

Est. Owner Equity

\$364,575

Loan-to-Value

64%

TAX & ASSESSMENT

Property Tax	\$6,679 (2025)
Assessed Value	\$600,176
Previous Assessed	\$588,409

PROPERTY FACTS

Property Type	Single Family Residence
County	SAN DIEGO
Lot (acres)	0.18
Garage	Carport (Unspecified)
Pool	No

CLIMATE RISK

1 FLOOD	82 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
Oct 24, 2016	Resale	Grant Deed	\$507,000	\$296	\$507K
Feb 5, 2010	Recorded document	Grant Deed			
Feb 5, 2010	Resale	Grant Deed	\$365,000	\$213	\$330K
Apr 14, 2003	Resale	Grant Deed	\$357,500	\$208	\$286K
Aug 10, 2001	Resale	Grant Deed	\$275,500	\$161	\$205K
Jun 5, 1998	Resale	Grant Deed	\$205,000	\$120	\$90K

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	Owner occupied
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