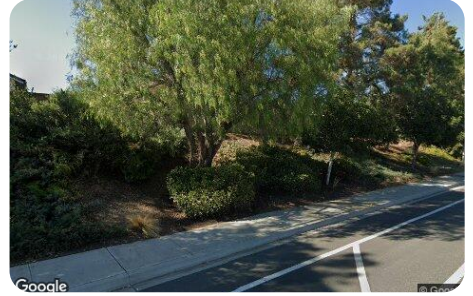
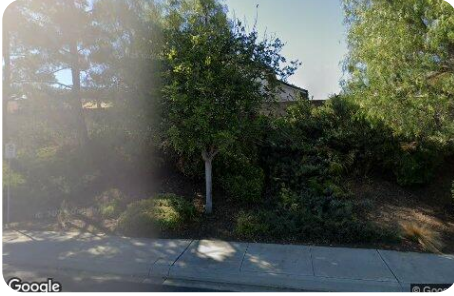


Single Family Residence **RESIDENTIAL**

809 RIVER RUN CIR

SAN MARCOS, CA 92069

\$991,430 TopHap Estimate · \$475 / ft² · confidence 94 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

2,088 ft²

LIVING AREA

0.16 ac

LOT SIZE

1999

YEAR BUILT

2

PARKING

VALUATION

\$991K

\$930K low

\$1.1M high

Last Sale

\$975,000 · Dec 5, 2025

Est. Owner Equity

\$716,430

Loan-to-Value

28%

TAX & ASSESSMENT

Property Tax	\$7,912 (2025)
Assessed Value	\$975,000
Previous Assessed	\$696,344

PROPERTY FACTS

Property Type	Single Family Residence
County	SAN DIEGO
Lot (acres)	0.16
Pool	No

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
Jan 2, 2026	Quitclaim	Quit Claim Transfer			
Nov 10, 2025	Financing	Intrafamily Transfer			
Dec 4, 2025	Financing	Intrafamily Transfer			
Dec 5, 2025	Resale	Grant Deed	\$975,000	\$467	\$275K
May 4, 2017	Resale	Grant Deed	\$600,000	\$287	\$620K
May 9, 2017	Quitclaim	Quit Claim Transfer			
Dec 29, 2003	Resale	Grant Deed	\$475,000	\$227	\$341K
Jan 3, 2003	Quitclaim	Quit Claim Transfer			
Oct 30, 1998	Resale	Grant Deed	\$208,500	\$100	\$203K

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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