

Single Family Residence **RESIDENTIAL**

45 RIVER RUN RD

TEMPLETON, CA 93465

\$742,137 TopHap Estimate · \$494 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,502 ft²

LIVING AREA

0.12 ac

LOT SIZE

2003

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$742K

\$712K low

\$772K high

Last Sale

\$669,000 · Sep 21, 2022

Est. Owner Equity

\$206,937

Loan-to-Value

72%

TAX & ASSESSMENT

Property Tax	\$8,057 (2025)
Assessed Value	\$709,947
Previous Assessed	\$696,027

PROPERTY FACTS

Property Type	Single Family Residence
County	SAN LUIS OBISPO
Lot (acres)	0.12
Construction	Wood (Unspecified)
Heating	Forced Air With Air Conditioning
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

1
FLOOD

88
WILDFIRE

20
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 16, 2022	Resale	Grant Deed	\$669,000	\$445	\$535K
Jul 19, 2016	Quitclaim	Quit Claim Transfer			
Jul 9, 2014	Quitclaim	Quit Claim Transfer			
Jul 9, 2014	Quitclaim	Quit Claim Transfer			\$310K
Sep 26, 2005	Quitclaim	Quit Claim Transfer			
Nov 14, 2003	Resale	Grant Deed	\$347,000	\$231	\$259K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Templeton Elementary School	Elementary	KG–2	0.9 mi
Templeton Middle School	Middle	6–8	1.0 mi
Templeton High School	High	9–12	1.3 mi

District: Templeton 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 93465

78 CRIME INDEX	93 AIR POLLUTION	9,976 POPULATION	\$127K MEDIAN IN-COME	58°F AVG TEMP	75% SUNSHINE
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Index values: 100 = US average; lower is better.

| OWNERSHIP

Occupancy	Owner occupied
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