

Single Family Residence **RESIDENTIAL**

25 RIVER RUN RD

TEMPLETON, CA 93465

\$723,848 TopHap Estimate · \$482 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,502 ft²

LIVING AREA

0.17 ac

LOT SIZE

2003

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

Pre-foreclosure (NOD)

A foreclosure-related notice has been recorded for this property.

VALUATION

\$724K

\$689K low

\$758K high

Last Sale	\$475,000 · Jul 31, 2017
Est. Owner Equity	\$122,353
Loan-to-Value	77%

TAX & ASSESSMENT

Property Tax	\$6,372 (2025)
Assessed Value	\$551,272
Previous Assessed	\$540,464

PROPERTY FACTS

Property Type	Single Family Residence
County	SAN LUIS OBISPO
Lot (acres)	0.17
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	\$/FT ²	LOAN
Jun 26, 2017	Resale	Grant Deed	\$475,000	\$316	\$466K
Dec 24, 2003	Resale	Grant Deed	\$359,000	\$239	\$287K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Templeton Elementary School	Elementary	KG–2	1.0 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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