

Single Family Residence **RESIDENTIAL**

50 RIVER RUN RD

TEMPLETON, CA 93465

\$729,797 TopHap Estimate · \$491 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,485 ft²

LIVING AREA

0.13 ac

LOT SIZE

2003

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$730K

\$701K low

\$758K high

Last Sale

\$355,000 · May 30, 2003

Est. Owner Equity

\$522,612

Loan-to-Value

29%

TAX & ASSESSMENT

Property Tax	\$5,994 (2025)
Assessed Value	\$524,418
Previous Assessed	\$514,136

PROPERTY FACTS

Property Type	Single Family Residence
County	SAN LUIS OBISPO
Lot (acres)	0.13
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
Nov 5, 2004	Quitclaim	Quit Claim Transfer			
May 30, 2003	Resale	Grant Deed	\$355,000	\$239	\$249K
Jan 10, 2002	Resale	Grant Deed	\$2,400,000	\$1616	\$2.4M

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
--------------------------------------	--	--	---	-------------------------------------	------------------------------------

Index values: 100 = US average; lower is better.

| OWNERSHIP

Occupancy	Owner occupied
-----------	----------------