

Single Family Residence **RESIDENTIAL**

131 RIVER RUN CIR

SACRAMENTO, CA 95833

\$400,780 TopHap Estimate · \$298 / ft² · confidence 89 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,347 ft²

LIVING AREA

0.1 ac

LOT SIZE

1985

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$401K

\$358K low

\$444K high

Last Sale

\$257,000 · May 16, 2016

Est. Owner Equity

\$121,780

Loan-to-Value

66%

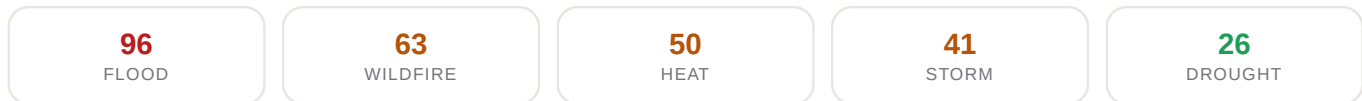
TAX & ASSESSMENT

Property Tax	\$3,906 (2025)
Assessed Value	\$310,312
Previous Assessed	\$304,229

PROPERTY FACTS

Property Type	Single Family Residence
Style	Custom Design
County	SACRAMENTO
Lot (acres)	0.10
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

CLIMATE RISK



Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Dec 10, 2021	Financing	Intrafamily Transfer			\$279K
May 10, 2016	Resale	Grant Deed	\$257,000	\$191	\$244K
Dec 29, 2014	Resale	Grant Deed	\$201,500	\$150	\$198K
Aug 18, 2012	Financing	Intrafamily Transfer			\$145K
Sep 18, 2003	Quitclaim	Quit Claim Transfer			
Sep 12, 2003	Resale	Grant Deed	\$210,000	\$156	\$158K
Jan 26, 2001	Quitclaim	Quit Claim Transfer			\$101K
Apr 28, 1994	Resale	Grant Deed	\$117,500	\$87	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Hazel Strauch Elementary School	Elementary	KG–6	0.5 mi
Rio Terra Junior High School	Middle	7–8	0.6 mi
Grant Union High School	High	9–12	3.2 mi

District: Twin Rivers 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 95833

98 CRIME INDEX	82 AIR POLLUTION	39,879 POPULATION	\$85K MEDIAN IN-COME	61°F AVG TEMP	78% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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