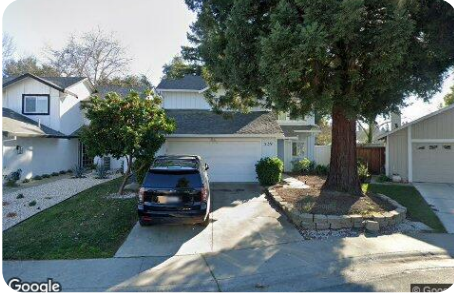


Single Family Residence **RESIDENTIAL**

239 RIVER RUN CIR

SACRAMENTO, CA 95833

\$460,909 TopHap Estimate · \$300 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

1,537 ft²

LIVING AREA

0.11 ac

LOT SIZE

1986

YEAR BUILT

2

STORIES

6

ROOMS

2

PARKING

VALUATION

\$461K

\$448K low

\$474K high

Last Sale

\$386,000 · Jul 31, 2020

Est. Owner Equity

\$115,409

Loan-to-Value

74%

TAX & ASSESSMENT

Property Tax	\$5,225 (2025)
Assessed Value	\$426,171
Previous Assessed	\$417,816

PROPERTY FACTS

Property Type	Single Family Residence
Style	Custom Design
County	SACRAMENTO
Lot (acres)	0.11
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Pool	Yes

CLIMATE RISK

97
FLOOD

62
WILDFIRE

50
HEAT

41
STORM

26
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 6, 2021	Financing	Intrafamily Transfer			\$346K
Jul 29, 2020	Resale	Grant Deed	\$386,000	\$251	\$347K
Jan 23, 2017	Quitclaim	Quit Claim Transfer			\$225K
Apr 30, 2014	Resale	Grant Deed	\$245,000	\$159	\$233K
Apr 30, 2014	Quitclaim	Quit Claim Transfer			
Aug 27, 2012	Resale	Grant Deed	\$157,000	\$102	\$149K
Aug 4, 2011	Non-arms-length	Grant Deed	\$135,000	\$88	\$116K
Jan 20, 2011	Resale	Grant Deed	\$116,000	\$75	
Jan 22, 2010	Foreclosure sale	Trustees Deed	\$205,000	\$133	
Jan 31, 2003	Resale	Grant Deed	\$227,500	\$148	\$182K
Jul 31, 2002	Resale	Grant Deed	\$206,000	\$134	\$155K

Jul 31, 2002	Recorded document	Grant Deed		
Sep 22, 1995	Resale	Grant Deed	\$117,000	\$76

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Hazel Strauch Elementary School	Elementary	KG–6	0.7 mi
Rio Terra Junior High School	Middle	7–8	0.7 mi
Grant Union High School	High	9–12	3.3 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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