

Single Family Residence **RESIDENTIAL**

42600 KAWEAH RIVER DR

THREE RIVERS, CA 93271

\$429,360 TopHap Estimate · \$377 / ft² · confidence 91 · as of Jul 14, 2026

1
BATHS

1,138 ft²
LIVING AREA

5.7 ac
LOT SIZE

1908
YEAR BUILT

1
STORIES

5
PARKING

VALUATION

\$429K

\$393K low

\$466K high

Last Sale

\$275,000 · Aug 11, 2004

Est. Owner Equity

\$167,910

Loan-to-Value

63%

TAX & ASSESSMENT

Property Tax

\$4,057 (2024)

Assessed Value

\$383,326

Previous Assessed

\$375,811

PROPERTY FACTS

Property Type	Single Family Residence
County	TULARE
Lot (acres)	5.70
Construction	Wood (Unspecified)
Heating	Floor/Wall Furnace
Cooling	Wall Unit
Fireplace	Yes
Pool	No

CLIMATE RISK

97 FLOOD	76 WILDFIRE	70 HEAT	41 STORM	85 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 27, 2023	Financing	Affidavit Of Death Of Joint Tenant			
Jun 27, 2023	Financing	Intrafamily Transfer			
Sep 6, 2018	Recorded document	Affidavit Of Death			
Jan 29, 2004	Resale	Grant Deed	\$275,000	\$242	\$175K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Three Rivers Union Elementary School	Elementary	KG–8	0.5 mi
Woodlake High School	High	9–12	11.5 mi

District: Three Rivers Union Elementary 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 93271

180 CRIME INDEX	81 AIR POLLUTION	1,807 POPULATION	\$80K MEDIAN IN-COME	59°F AVG TEMP	70% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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