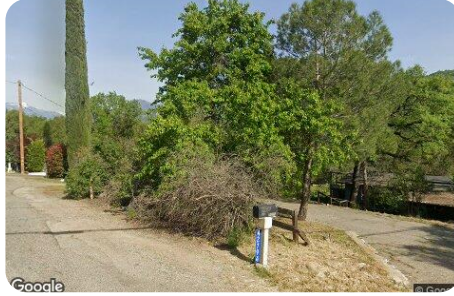


Single Family Residence **RESIDENTIAL**

42794 KAWEAH RIVER DR

THREE RIVERS, CA 93271

\$688,399 TopHap Estimate · \$294 / ft² · confidence 83 · as of Jul 14, 2026



4
BEDS

4
BATHS

2,338 ft²
LIVING AREA

1.1 ac
LOT SIZE

1976
YEAR BUILT

2
STORIES

7
ROOMS

3
PARKING

VALUATION

\$688K

\$573K low

\$804K high

Last Sale

\$610,000 · Aug 19, 2022

Est. Owner Equity

\$108,899

Loan-to-Value

89%

TAX & ASSESSMENT

Property Tax	\$6,776 (2025)
Assessed Value	\$244,886
Previous Assessed	\$244,886

PROPERTY FACTS

Property Type	Single Family Residence
County	Tulare
Lot (acres)	1.10
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Pool	Yes

Deck · 945 ft²

Patio · 671 ft²

CLIMATE RISK

84
FLOOD

77
WILDFIRE

70
HEAT

41
STORM

85
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 1, 2022	Resale	Grant Deed	\$610,000	\$261	\$580K
Jan 16, 2013	Quitclaim	Quit Claim Transfer			
Dec 20, 2002	Recorded document	Grant Deed			
Dec 20, 2002	Non-arms-length	Grant Deed	\$209,000	\$89	\$209K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Three Rivers Union Elementary School	Elementary	KG–8	0.7 mi
Woodlake High School	High	9–12	11.7 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	Owner occupied
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