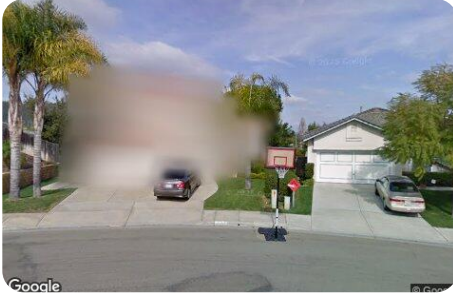


Single Family Residence **RESIDENTIAL**

817 RIVER RUN CIR

SAN MARCOS, CA 92069

\$1,031,608 TopHap Estimate · \$494 / ft² · confidence 97 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

2,088 ft²

LIVING AREA

0.16 ac

LOT SIZE

1997

YEAR BUILT

3

PARKING

VALUATION

\$1M

\$997K low

\$1.1M high

Last Sale

\$455,000 · Jul 3, 2013

Est. Owner Equity

\$559,358

Loan-to-Value

49%

TAX & ASSESSMENT

Property Tax	\$6,328 (2025)
Assessed Value	\$568,911
Previous Assessed	\$557,757

PROPERTY FACTS

Property Type	Single Family Residence
County	SAN DIEGO
Lot (acres)	0.16
Pool	No

CLIMATE RISK

1 FLOOD	84 WILDFIRE	39 HEAT	24 STORM	89 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 12, 2025	Financing	Intrafamily Transfer			
Jul 31, 2014	Financing	Intrafamily Transfer			\$390K
Jun 12, 2013	Resale	Grant Deed	\$455,000	\$218	\$364K
May 2, 2001	Resale	Grant Deed	\$307,000	\$147	\$246K
Jul 14, 2000	Resale	Grant Deed	\$278,000	\$133	\$252K
Sep 30, 1997	Resale	Grant Deed	\$191,000	\$91	\$153K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Richland Elementary School	Elementary	KG–5	0.2 mi
Mission Hills High School	High	9–12	0.5 mi
Woodland Park Middle School	Middle	6–8	0.8 mi

District: San Marcos 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 92069

67 CRIME INDEX	102 AIR POLLUTION	49,216 POPULATION	\$92K MEDIAN IN-COME	62°F AVG TEMP	68% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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