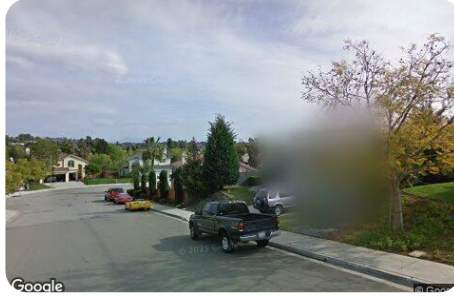
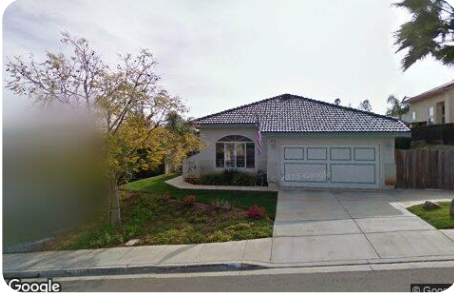


Single Family Residence **RESIDENTIAL**

822 RIVER RUN CIR

SAN MARCOS, CA 92069

\$916,516 TopHap Estimate · \$503 / ft² · confidence 91 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,821 ft²

LIVING AREA

0.16 ac

LOT SIZE

1999

YEAR BUILT

2

PARKING

VALUATION

\$917K

\$835K low

\$998K high

Last Sale

\$233,000 · Dec 22, 1999

Est. Owner Equity

\$466,516

Loan-to-Value

49%

TAX & ASSESSMENT

Property Tax	\$4,295 (2025)
Assessed Value	\$387,335
Previous Assessed	\$379,741

PROPERTY FACTS

Property Type	Single Family Residence
County	SAN DIEGO
Lot (acres)	0.16
Pool	Yes

CLIMATE RISK

1 FLOOD	83 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
Jul 22, 2005	Financing	Intrafamily Transfer			\$385K
Dec 22, 1999	Resale	Grant Deed	\$233,000	\$128	\$186K
Jul 23, 1998	Resale	Grant Deed	\$193,000	\$106	\$197K

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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