

Residential (General/Single)

RESIDENTIAL

21935 RUSSIAN RIVER DR

SONORA, CA 95370

\$418,353 TopHap Estimate · \$351 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,192 ft²

LIVING AREA

0.26 ac

LOT SIZE

1980

YEAR BUILT

3

STORIES

3

ROOMS

VALUATION

\$418K

\$397K low

\$440K high

Last Sale

\$340,000 · Nov 5, 2021

Est. Owner Equity

\$74,919

Loan-to-Value

97%

TAX & ASSESSMENT

Property Tax	\$3,769 (2025)
Assessed Value	\$368,026
Previous Assessed	\$360,810
Assessor Market Value	\$350,640

PROPERTY FACTS

Property Type	Residential (General/Single)
County	TUOLUMNE
Lot (acres)	0.26
Construction	Wood (Unspecified)
Cooling	None
Fireplace	Yes
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Oct 18, 2021	Resale	Grant Deed	\$340,000	\$285	\$343K
Sep 22, 2015	Non-arms-length	Grant Deed	\$276,000	\$232	\$203K
Jul 12, 2006	Quitclaim	Quit Claim Transfer			
Apr 14, 2000	Resale	Grant Deed	\$95,000	\$80	\$86K
Sep 24, 1999	Non-arms-length	Trustees Deed	\$132,800	\$111	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Curtis Creek Elementary School	Elementary	KG–8	4.5 mi
Sonora High School	High	9–12	6.7 mi

District: Curtis Creek 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 95370

90 CRIME INDEX	85 AIR POLLUTION	27,153 POPULATION	\$76K MEDIAN IN-COME	58°F AVG TEMP	78% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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