

Single Family Residence **RESIDENTIAL**

272 RIVER RUN CIR

SACRAMENTO, CA 95833

\$455,774 TopHap Estimate · \$297 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

1,537 ft²

LIVING AREA

0.1 ac

LOT SIZE

1986

YEAR BUILT

2

STORIES

6

ROOMS

2

PARKING

VALUATION

\$456K

\$440K low

\$472K high

Last Sale

\$211,000 · Feb 4, 2016

Est. Owner Equity

\$258,013

Loan-to-Value

43%

TAX & ASSESSMENT

Property Tax	\$3,337 (2025)
Assessed Value	\$254,404
Previous Assessed	\$249,417

PROPERTY FACTS

Property Type	Single Family Residence
Style	Custom Design
County	SACRAMENTO
Lot (acres)	0.10
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

CLIMATE RISK

96 FLOOD	63 WILDFIRE	50 HEAT	41 STORM	26 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Feb 3, 2016	Resale	Grant Deed	\$211,000	\$137	\$198K
Feb 1, 2016	Quitclaim	Quit Claim Transfer			
Mar 4, 2015	Recorded document	Grant Deed			
Sep 30, 2013	Foreclosure sale	Trustees Deed	\$191,450	\$125	
Feb 19, 2009	Resale	Grant Deed	\$175,000	\$114	\$172K
Feb 11, 2008	Non-arms-length	Trustees Deed	\$275,000	\$179	
May 23, 2006	Recorded document	Grant Deed			
Apr 19, 2006	Quitclaim	Quit Claim Transfer			
Apr 18, 2006	Resale	Grant Deed	\$390,000	\$254	\$312K
Jun 20, 2001	Resale	Grant Deed	\$185,000	\$120	\$182K

Oct 1, 1997	Resale	Grant Deed	\$90,000	\$59	\$89K
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ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Hazel Strauch Elementary School	Elementary	KG–6	0.6 mi
Rio Terra Junior High School	Middle	7–8	0.7 mi
Grant Union High School	High	9–12	3.2 mi

District: Twin Rivers 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 95833

98 CRIME INDEX	82 AIR POLLUTION	39,879 POPULATION	\$85K MEDIAN IN-COME	61°F AVG TEMP	78% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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