

Single Family Residence **RESIDENTIAL**

252 RIVER RUN CIR

SACRAMENTO, CA 95833

\$412,851 TopHap Estimate · \$306 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,347 ft²

LIVING AREA

0.1 ac

LOT SIZE

1986

YEAR BUILT

1

STORIES

6

ROOMS

VALUATION

\$413K

\$391K low

\$435K high

Last Sale

\$114,500 · Nov 9, 1999

Est. Owner Equity

\$317,841

Loan-to-Value

23%

TAX & ASSESSMENT

Property Tax	\$2,419 (2025)
Assessed Value	\$173,366
Previous Assessed	\$169,968

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	62 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
May 6, 2009	Quitclaim	Quit Claim Transfer			
Mar 9, 2009	Financing	Intrafamily Transfer			\$95K
Nov 9, 1999	Resale	Grant Deed	\$114,500	\$85	\$97K
Dec 15, 1988	Non-arms-length	Grant Deed	\$103,000	\$76	

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	3.3 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	Absentee owner
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