

Single Family Residence **RESIDENTIAL**

# 127 RIVER RUN CIR

SACRAMENTO, CA 95833

**\$395,989** TopHap Estimate · \$349 / ft<sup>2</sup> · confidence 95 · as of Jul 14, 2026



**2**

BEDS

**2**

BATHS

**1,134 ft<sup>2</sup>**

LIVING AREA

**0.1 ac**

LOT SIZE

**1985**

YEAR BUILT

**1**

STORIES

**5**

ROOMS

**2**

PARKING

## VALUATION

**\$396K**

\$376K low

\$416K high

Last Sale

**\$225,000 · Jul 25, 2016**

Est. Owner Equity

**\$51,559**

Loan-to-Value

**90%**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$3,450 (2025) |
| Assessed Value    | \$266,348      |
| Previous Assessed | \$261,127      |

## PROPERTY FACTS

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

## CLIMATE RISK

**97**  
FLOOD

**49**  
WILDFIRE

**50**  
HEAT

**41**  
STORM

**26**  
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED       | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|--------|------------|-----------|--------------------|--------|
| Jul 21, 2016 | Resale | Grant Deed | \$225,000 | \$198              | \$221K |
| Sep 8, 2000  | Resale | Grant Deed | \$125,000 | \$110              |        |

## ASSIGNED SCHOOLS

| SCHOOL                          | LEVEL      | GRADES | DISTANCE |
|---------------------------------|------------|--------|----------|
| Hazel Strauch Elementary School | Elementary | KG–6   | 0.5 mi   |
| Rio Terra Junior High School    | Middle     | 7–8    | 0.6 mi   |
| Grant Union High School         | High       | 9–12   | 3.1 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

|                          |                            |                             |                                |                         |                        |
|--------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>98</b><br>CRIME INDEX | <b>82</b><br>AIR POLLUTION | <b>39,879</b><br>POPULATION | <b>\$85K</b><br>MEDIAN IN-COME | <b>61°F</b><br>AVG TEMP | <b>78%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|