

Single Family Residence **RESIDENTIAL**

142 RIVER RUN CIR

SACRAMENTO, CA 95833

\$475,780 TopHap Estimate · \$272 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

3

BATHS

1,750 ft²

LIVING AREA

0.1 ac

LOT SIZE

1985

YEAR BUILT

2

STORIES

8

ROOMS

2

PARKING

VALUATION

\$476K

\$454K low

\$498K high

Last Sale

\$34,500,000 · Nov 13, 2019

Est. Owner Equity

\$165,280

Loan-to-Value

62%

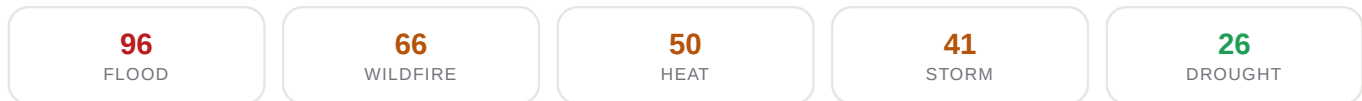
TAX & ASSESSMENT

Property Tax	\$4,778 (2025)
Assessed Value	\$384,846
Previous Assessed	\$377,301

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



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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Nov 6, 2019	Resale	Grant Deed	\$345,000	\$197	\$311K
Feb 10, 2003	Quitclaim	Quit Claim Transfer			\$156K
Jul 1, 1999	Resale	Grant Deed	\$325,000	\$186	\$104K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Hazel Strauch Elementary School	Elementary	KG–6	0.6 mi
Rio Terra Junior High School	Middle	7–8	0.6 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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