

Single Family Residence **RESIDENTIAL**

13539 RIVERRUN DR

SANTA ROSA VALLEY, CA 93012

\$3,929,100 TopHap Estimate · \$681 / ft² · confidence 89 · as of Jul 14, 2026

5
BEDS

5.5
BATHS

5,771 ft²
LIVING AREA

21.83 ac
LOT SIZE

1998
YEAR BUILT

2
STORIES

11
ROOMS

4
PARKING

VALUATION

\$3.9M

\$3.5M low

\$4.3M high

Last Sale

\$3,800,000 · Jun 6, 2025

Est. Owner Equity

\$3,929,100

TAX & ASSESSMENT

Property Tax

\$17,232 (2025)

Assessed Value

\$3,876,000

Previous Assessed

\$1,525,812

PROPERTY FACTS

Property Type	Single Family Residence
County	VENTURA
Fireplace	Yes
Pool	Yes

Deck · 655 ft²

Patio · 621 ft²

Porch · 129 ft²

CLIMATE RISK

89
FLOOD

81
WILDFIRE

38
HEAT

27
STORM

85
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 9, 2025	Resale	Grant Deed	\$3,800,000	\$658	
May 29, 2014	Quitclaim	Quit Claim Transfer			
Feb 7, 2013	Resale	Grant Deed	\$1,205,000	\$209	\$964K
Oct 9, 2012	Foreclosure sale	Trustees Deed	\$1,150,000	\$199	
Dec 23, 2004	Quitclaim	Quit Claim Transfer			
Jul 31, 1997	Financing	Grant Deed			\$715K
Feb 21, 1997	Resale	Grant Deed	\$216,500	\$38	\$144K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Peach Hill Academy	Elementary	KG–5	0.6 mi
Mesa Verde Middle School	Middle	6–8	1.1 mi
Moorpark High School	High	9–12	1.4 mi

District: Moorpark 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 93012

95 CRIME INDEX	109 AIR POLLUTION	39,175 POPULATION	\$122K MEDIAN IN-COME	61°F AVG TEMP	73% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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