

Single Family Residence **RESIDENTIAL**

43452 KAWEAH RIVER DR

THREE RIVERS, CA 93271

\$1,088,261 TopHap Estimate · \$445 / ft² · confidence 91 · as of Jul 14, 2026



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3

BEDS

3

BATHS

2,445 ft²

LIVING AREA

2.3 ac

LOT SIZE

1961

YEAR BUILT

1

STORIES

6

ROOMS

3

PARKING

VALUATION

\$1.1M

\$986K low

\$1.2M high

Last Sale

\$995,000 · May 8, 2024

Est. Owner Equity

\$1,088,261

TAX & ASSESSMENT

Property Tax	\$10,799 (2025)
Assessed Value	\$1,014,900
Previous Assessed	\$1,014,900

PROPERTY FACTS

Property Type	Single Family Residence
County	Tulare
Lot (acres)	2.30
Construction	Tilt-Up Concrete
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	Yes

CLIMATE RISK

52 FLOOD	77 WILDFIRE	70 HEAT	41 STORM	85 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Oct 22, 2024	Financing	Intrafamily Transfer			
Apr 30, 2024	Resale	Grant Deed	\$995,000	\$407	
Jun 12, 2020	Quitclaim	Quit Claim Transfer			
Jun 12, 2020	Quitclaim	Quit Claim Transfer			
Jul 19, 2001	Financing	Grant Deed			\$226K
Dec 13, 2000	Quitclaim	Quit Claim Transfer			
Jun 10, 1994	Resale	Grant Deed	\$218,000	\$89	\$174K
Nov 6, 1991	Resale	Grant Deed	\$160,000	\$65	\$120K
Feb 6, 1990	Resale	Grant Deed	\$177,500	\$73	\$133K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Three Rivers Union Elementary School	Elementary	KG–8	1.3 mi
Woodlake High School	High	9–12	12.2 mi

District: Three Rivers Union Elementary School District



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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 93271

180 CRIME INDEX	81 AIR POLLUTION	1,807 POPULATION	\$80K MEDIAN IN-COME	59°F AVG TEMP	70% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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