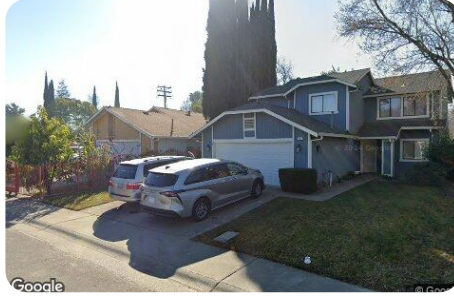


Single Family Residence **RESIDENTIAL**

299 RIVER RUN CIR

SACRAMENTO, CA 95833

\$463,025 TopHap Estimate · \$301 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

1,537 ft²

LIVING AREA

0.11 ac

LOT SIZE

1986

YEAR BUILT

2

STORIES

6

ROOMS

2

PARKING

VALUATION

\$463K

\$439K low

\$487K high

Last Sale

\$254,000 · Dec 29, 2015

Est. Owner Equity

\$25

Loan-to-Value

99%

TAX & ASSESSMENT

Property Tax	\$1,889 (2025)
Assessed Value	\$306,687
Previous Assessed	\$300,675

PROPERTY FACTS

Property Type	Single Family Residence
Style	Custom Design
County	SACRAMENTO
Lot (acres)	0.11
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

CLIMATE RISK

95 FLOOD	66 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
Mar 19, 2026	Financing	Mortgage			\$463K
Dec 22, 2015	Quitclaim	Quit Claim Transfer			
Dec 22, 2015	Resale	Grant Deed	\$254,000	\$165	\$254K
Nov 7, 2008	Resale	Grant Deed	\$140,000	\$91	\$80K
Nov 24, 2008	Recorded document	Grant Deed			
Jun 26, 2008	Foreclosure sale	Trustees Deed	\$139,750	\$91	
Jan 24, 2006	Resale	Grant Deed	\$390,000	\$254	\$78K
Jan 24, 2006	Financing	Intrafamily Transfer			
Dec 9, 2004	Quitclaim	Quit Claim Transfer			\$319K
Dec 5, 2003	Resale	Grant Deed	\$230,000	\$150	\$184K

Jul 28, 1995	Resale	Grant Deed	\$95,000	\$62	\$94K
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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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