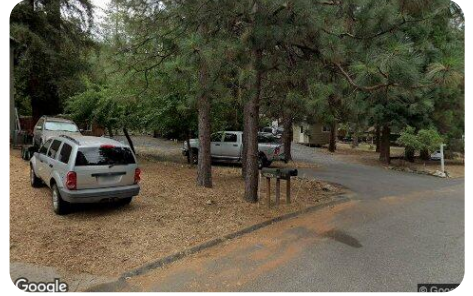


Single Family Residence **RESIDENTIAL**

21871 RUSSIAN RIVER DR

SONORA, CA 95370

\$483,464 TopHap Estimate · \$227 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

2

BATHS

2,128 ft²

LIVING AREA

0.24 ac

LOT SIZE

1976

YEAR BUILT

1

STORIES

3

ROOMS

VALUATION

\$483K

\$448K low

\$519K high

Last Sale

\$322,500 · Feb 17, 2006

Est. Owner Equity

\$161,114

Loan-to-Value

80%

TAX & ASSESSMENT

Property Tax	\$3,278 (2025)
Assessed Value	\$320,743
Previous Assessed	\$320,743
Assessor Market Value	\$401,940

PROPERTY FACTS

Property Type	Single Family Residence
County	TUOLUMNE
Lot (acres)	0.24
Construction	Wood (Unspecified)
Cooling	Yes
Fireplace	Yes
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Feb 9, 2006	Resale	Grant Deed	\$322,500	\$152	\$258K
Nov 15, 2001	Resale	Grant Deed	\$145,000	\$68	\$138K
Oct 22, 1997	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Curtis Creek Elementary School	Elementary	KG–8	4.4 mi
Sonora High School	High	9–12	6.7 mi

District: Curtis Creek Elementary 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 95370

90 CRIME INDEX	85 AIR POLLUTION	27,153 POPULATION	\$76K MEDIAN IN-COME	58°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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