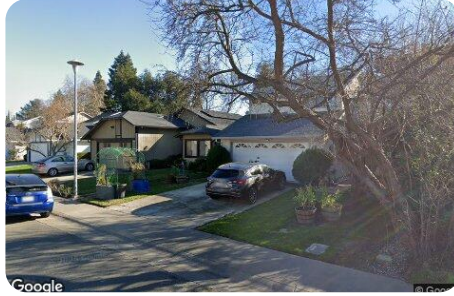


Single Family Residence **RESIDENTIAL**

247 RIVER RUN CIR

SACRAMENTO, CA 95833

\$372,899 TopHap Estimate · \$329 / ft² · confidence 96 · as of Jul 14, 2026



2
BEDS

2
BATHS

1,134 ft²
LIVING AREA

0.1 ac
LOT SIZE

1986
YEAR BUILT

1
STORIES

5
ROOMS

2
PARKING

VALUATION

\$373K

\$358K low

\$388K high

Last Sale

\$89,000 · Mar 16, 2012

Est. Owner Equity

\$310,599

Loan-to-Value

17%

TAX & ASSESSMENT

Property Tax	\$1,705 (2025)
Assessed Value	\$114,012
Previous Assessed	\$111,777

PROPERTY FACTS

Property Type	Single Family Residence
County	SACRAMENTO
Lot (acres)	0.10
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

CLIMATE RISK

97
FLOOD

62
WILDFIRE

50
HEAT

41
STORM

26
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jan 22, 2021	Financing	Intrafamily Transfer			
Mar 9, 2012	Resale	Grant Deed	\$89,000	\$78	\$62K
May 23, 2011	Financing	Intrafamily Transfer			\$154K
Jun 12, 2008	Resale	Grant Deed	\$160,000	\$141	\$158K
Apr 7, 2008	Non-arms-length	Trustees Deed	\$174,400	\$154	
Apr 25, 2006	Resale	Grant Deed	\$328,000	\$289	\$262K
Apr 26, 2006	Quitclaim	Quit Claim Transfer			
Apr 13, 1999	Quitclaim	Quit Claim Transfer			\$86K
Jul 20, 1990	Resale	Grant Deed	\$130,000	\$115	\$104K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Hazel Strauch Elementary School	Elementary	KG–6	0.7 mi
Rio Terra Junior High School	Middle	7–8	0.7 mi
Grant Union High School	High	9–12	3.3 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
--------------------------	----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
-----------	----------------