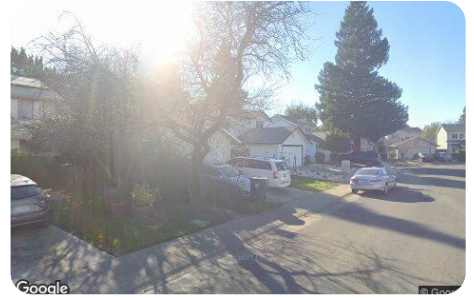


Single Family Residence **RESIDENTIAL**

251 RIVER RUN CIR

SACRAMENTO, CA 95833

\$441,254 TopHap Estimate · \$287 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

1,537 ft²

LIVING AREA

3,920 ft²

LOT SIZE

1986

YEAR BUILT

2

STORIES

6

ROOMS

2

PARKING

VALUATION

\$441K

\$416K low

\$466K high

Last Sale

\$150,000 · Aug 21, 2008

Est. Owner Equity

\$296,084

Loan-to-Value

32%

TAX & ASSESSMENT

Property Tax	\$2,479 (2025)
Assessed Value	\$179,773
Previous Assessed	\$176,249

PROPERTY FACTS

Property Type	Single Family Residence
Style	Custom Design
County	SACRAMENTO
Lot (acres)	0.09
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

CLIMATE RISK

96
FLOOD

66
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
Apr 25, 2011	Financing	Intrafamily Transfer			\$145K
Jul 17, 2008	Resale	Grant Deed	\$150,000	\$98	\$148K
Feb 5, 2008	Foreclosure sale	Trustees Deed	\$201,057	\$131	
Apr 6, 2006	Resale	Grant Deed	\$390,000	\$254	\$312K
Jun 27, 1996	Quitclaim	Quit Claim Transfer			
Nov 9, 1988	Non-arms-length	Grant Deed	\$18,000	\$12	

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
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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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