

Single Family Residence **RESIDENTIAL**

824 RIVER RUN CIR

SAN MARCOS, CA 92069

\$1,049,858 TopHap Estimate · \$479 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,194 ft²

LIVING AREA

0.14 ac

LOT SIZE

1999

YEAR BUILT

2

PARKING

VALUATION

\$1M

\$999K low

\$1.1M high

Last Sale

\$627,500 · Dec 30, 2005

Est. Owner Equity

\$432,638

Loan-to-Value

60%

TAX & ASSESSMENT

Property Tax	\$7,830 (2025)
Assessed Value	\$874,607
Previous Assessed	\$857,459

PROPERTY FACTS

Property Type	Single Family Residence
County	SAN DIEGO
Lot (acres)	0.14
Pool	Yes

CLIMATE RISK

1 FLOOD	83 WILDFIRE	39 HEAT	24 STORM	89 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Nov 29, 2005	Resale	Grant Deed	\$627,500	\$286	\$470K
Dec 27, 2004	Resale	Grant Deed	\$550,000	\$251	\$413K
Jul 14, 1998	Resale	Grant Deed	\$207,500	\$95	\$186K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Richland Elementary School	Elementary	KG–5	0.2 mi
Mission Hills High School	High	9–12	0.5 mi
Woodland Park Middle School	Middle	6–8	0.8 mi

District: San Marcos 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 92069

67 CRIME INDEX	102 AIR POLLUTION	49,216 POPULATION	\$92K MEDIAN IN-COME	62°F AVG TEMP	68% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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