

Single Family Residence **RESIDENTIAL**

7323 RIVER PLACE WAY

SACRAMENTO, CA 95831

\$661,194 TopHap Estimate · \$347 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

1,903 ft²

LIVING AREA

0.25 ac

LOT SIZE

1981

YEAR BUILT

2

STORIES

7

ROOMS

2

PARKING

VALUATION

\$661K

\$636K low

\$686K high

Last Sale

\$440,000 · Nov 9, 2006

Est. Owner Equity

\$263,194

Loan-to-Value

60%

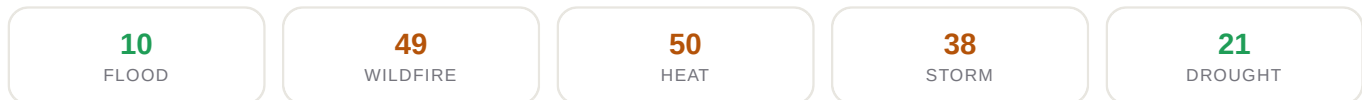
TAX & ASSESSMENT

Property Tax	\$7,156 (2025)
Assessed Value	\$601,282
Previous Assessed	\$589,494

PROPERTY FACTS

Property Type	Single Family Residence
Style	Custom Design
County	SACRAMENTO
Lot (acres)	0.25
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

CLIMATE RISK



TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Nov 28, 2016	Financing	Intrafamily Transfer			\$348K
Nov 18, 2015	Quitclaim	Quit Claim Transfer			
Nov 1, 2006	Resale	Grant Deed	\$440,000	\$231	\$352K
Oct 16, 2003	Quitclaim	Quit Claim Transfer			
Apr 29, 2003	Resale	Grant Deed	\$330,000	\$173	\$264K
Jul 17, 2001	Resale	Grant Deed	\$159,000	\$84	\$169K
May 24, 1996	Resale	Grant Deed	\$184,500	\$97	\$35K
Feb 24, 1992	Financing	Grant Deed			\$156K
Sep 2, 1988	Resale	Grant Deed	\$158,000	\$83	\$126K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Martin Luther King Jr. K-8 School	Elementary	KG–8	0.4 mi
John F. Kennedy High School	High	9–12	1.2 mi

District: Sacramento City 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 95831

108 CRIME INDEX	86 AIR POLLUTION	43,543 POPULATION	\$97K 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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