

Single Family Residence **RESIDENTIAL**

6 RAPID RIVER CT

SACRAMENTO, CA 95831

\$514,374 TopHap Estimate · \$436 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,180 ft²

LIVING AREA

0.21 ac

LOT SIZE

1983

YEAR BUILT

1

STORIES

5

ROOMS

2

PARKING

VALUATION

\$514K

\$485K low

\$544K high

Last Sale

\$360,000 · Jun 6, 2006

Est. Owner Equity

\$131,774

Loan-to-Value

79%

TAX & ASSESSMENT

Property Tax	\$5,983 (2025)
Assessed Value	\$501,789
Previous Assessed	\$491,951

PROPERTY FACTS

Property Type	Single Family Residence
Style	Custom Design
County	SACRAMENTO
Lot (acres)	0.21
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

CLIMATE RISK

48
FLOOD

70
WILDFIRE

50
HEAT

38
STORM

21
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Apr 24, 2020	Quitclaim	Quit Claim Transfer			\$309K
Aug 24, 2017	Quitclaim	Quit Claim Transfer			\$313K
May 24, 2006	Resale	Grant Deed	\$360,000	\$305	\$288K
Jul 23, 2004	Quitclaim	Quit Claim Transfer			
Sep 27, 1991	Resale	Grant Deed	\$151,500	\$128	\$106K
Jul 17, 1989	Quitclaim	Quit Claim Transfer			\$38K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Martin Luther King Jr. K-8 School	Elementary	KG–8	0.3 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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