

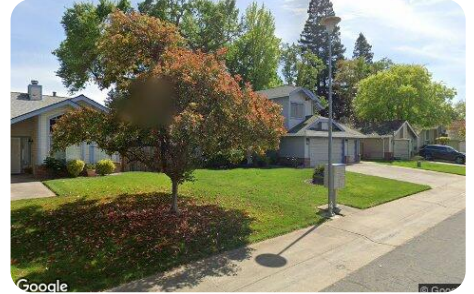
Single Family Residence

RESIDENTIAL

7827 RIVER ESTATES DR

SACRAMENTO, CA 95831

\$589,650 TopHap Estimate · \$331 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,779 ft²

LIVING AREA

0.17 ac

LOT SIZE

1990

YEAR BUILT

1

STORIES

7

ROOMS

2

PARKING

VALUATION

\$590K

\$565K low

\$614K high

Last Sale

\$590,000 · Jun 26, 2025

Est. Owner Equity

\$365,650

Loan-to-Value

38%

TAX & ASSESSMENT

Property Tax	\$4,320 (2025)
Assessed Value	\$601,800
Previous Assessed	\$349,520

PROPERTY FACTS

Property Type	Single Family Residence
County	SACRAMENTO
Lot (acres)	0.17
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

CLIMATE RISK

45
FLOOD

50
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	\$/FT²	LOAN
Jun 26, 2025	Financing	Affidavit Of Death Of Joint Tenant			
Jun 18, 2025	Resale	Grant Deed	\$590,000	\$332	
May 4, 1998	Quitclaim	Quit Claim Transfer			
Apr 20, 1998	Recorded document	Grant Deed			
Jan 12, 1990	Resale	Grant Deed	\$156,000	\$88	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Matsuyama Elementary School	Elementary	KG–6	0.4 mi
John F. Kennedy High School	High	9–12	1.7 mi
Sam Brannan Middle School	Middle	7–8	3.5 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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