

Planned Unit Development (Pud)

RESIDENTIAL

2313 AMERICAN RIVER DR

SACRAMENTO, CA 95825

\$474,363 TopHap Estimate · \$275 / ft² · confidence 90 · as of Jul 14, 2026



2

BEDS

2

BATHS

1,723 ft²

LIVING AREA

3,049 ft²

LOT SIZE

1975

YEAR BUILT

1

STORIES

4

ROOMS

2

PARKING

VALUATION

\$474K

\$427K low

\$522K high

Last Sale

\$484,000 · Jan 14, 2025

Est. Owner Equity

\$474,363

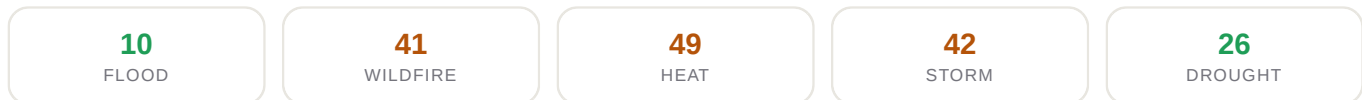
TAX & ASSESSMENT

Property Tax	\$5,926 (2025)
Assessed Value	\$493,680
Previous Assessed	\$479,400

PROPERTY FACTS

Property Type	Planned Unit Development (Pud)
Style	Custom Design
County	SACRAMENTO
Lot (acres)	0.07
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK



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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jan 13, 2025	Resale	Grant Deed	\$484,000	\$281	
May 13, 2008	Recorded document	Affidavit Of Death			
Nov 27, 2006	Recorded document	Affidavit Of Death			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Sierra Oaks K-8 School	Elementary	KG–8	0.8 mi
Encina High School	High	9–12	1.6 mi

District: San Juan 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 95825

155 CRIME INDEX	92 AIR POLLUTION	34,979 POPULATION	\$59K MEDIAN IN-COME	61°F AVG TEMP	78% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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