

Single Family Residence **RESIDENTIAL**

7331 RIVER PLACE WAY

SACRAMENTO, CA 95831

\$644,358 TopHap Estimate · \$356 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,810 ft²

LIVING AREA

0.22 ac

LOT SIZE

1980

YEAR BUILT

1

STORIES

8

ROOMS

2

PARKING

VALUATION

\$644K

\$620K low

\$668K high

Est. Owner Equity

\$644,358

TAX & ASSESSMENT

Property Tax	\$5,059 (2025)
Assessed Value	\$412,365
Previous Assessed	\$404,281

PROPERTY FACTS

Property Type	Single Family Residence
County	SACRAMENTO
Lot (acres)	0.22
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

CLIMATE RISK

10 FLOOD	48 WILDFIRE	50 HEAT	38 STORM	21 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 28, 2017	Quitclaim	Quit Claim Transfer			
Oct 24, 2014	Quitclaim	Quit Claim Transfer			

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	Absentee owner
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