

Single Family Residence **RESIDENTIAL**

2 RIVER RIDGE CT

SACRAMENTO, CA 95831

\$410,340 TopHap Estimate · \$397 / ft² · confidence 91 · as of Jul 14, 2026



2

BEDS

2

BATHS

1,033 ft²

LIVING AREA

0.11 ac

LOT SIZE

1983

YEAR BUILT

1

STORIES

4

ROOMS

1

PARKING

VALUATION

\$410K

\$375K low

\$446K high

Last Sale

\$98,000 · Oct 1, 1998

Est. Owner Equity

\$310,340

Loan-to-Value

26%

TAX & ASSESSMENT

Property Tax	\$1,987 (2025)
Assessed Value	\$155,964
Previous Assessed	\$152,907

PROPERTY FACTS

Property Type	Single Family Residence
County	SACRAMENTO
Lot (acres)	0.11
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

CLIMATE RISK

35 FLOOD	65 WILDFIRE	50 HEAT	38 STORM	21 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 1, 1998	Resale	Grant Deed	\$98,000	\$95	\$97K
Sep 9, 1991	Resale	Grant Deed	\$55,000	\$53	
Jul 25, 1991	Non-arms-length	Grant Deed	\$55,000	\$53	
Jul 19, 1991	Financing	Grant Deed			\$80K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Martin Luther King Jr. K-8 School	Elementary	KG–8	0.2 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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