

Single Family Residence **RESIDENTIAL**

7347 RIVER PLACE WAY

SACRAMENTO, CA 95831

\$735,097 TopHap Estimate · \$326 / ft² · confidence 96 · as of Jul 14, 2026



3
BEDS

2.5
BATHS

2,254 ft²
LIVING AREA

0.24 ac
LOT SIZE

1980
YEAR BUILT

1
STORIES

7
ROOMS

2
PARKING

VALUATION

\$735K

\$708K low

\$762K high

Est. Owner Equity

\$485,097

Loan-to-Value

34%

TAX & ASSESSMENT

Property Tax	\$3,833 (2025)
Assessed Value	\$305,476
Previous Assessed	\$299,487

PROPERTY FACTS

Property Type	Single Family Residence
Style	Custom Design
County	SACRAMENTO
Lot (acres)	0.24
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

CLIMATE RISK

10
FLOOD

47
WILDFIRE

50
HEAT

38
STORM

21
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Apr 25, 2003	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	Owner occupied
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