

Single Family Residence

RESIDENTIAL

7298 RIVER PLACE WAY

SACRAMENTO, CA 95831

\$568,951 TopHap Estimate · \$356 / ft² · confidence 96 · as of Jul 14, 2026

3

BEDS

2

BATHS

1,596 ft²

LIVING AREA

0.2 ac

LOT SIZE

1984

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$569K

\$544K low

\$594K high

Last Sale

\$269,000 · Jul 16, 2013

Est. Owner Equity

\$286,951

Loan-to-Value

52%

TAX & ASSESSMENT

Property Tax

\$4,209 (2025)

Assessed Value

\$346,784

Previous Assessed

\$339,985

PROPERTY FACTS

Property Type	Single Family Residence
Style	Custom Design
County	SACRAMENTO
Lot (acres)	0.20
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Pool	Yes

CLIMATE RISK

20 FLOOD	49 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	\$/FT ²	LOAN
Jul 11, 2013	Resale	Grant Deed	\$269,000	\$169	\$256K
Jul 17, 2009	Financing	Grant Deed			\$166K
Jun 19, 2006	Quitclaim	Quit Claim Transfer			\$155K
Jul 19, 2001	Quitclaim	Quit Claim Transfer			
Jul 1, 1998	Resale	Grant Deed	\$150,000	\$94	\$127K

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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