

Single Family Residence

RESIDENTIAL

7294 RIVER PLACE WAY

SACRAMENTO, CA 95831

\$471,607

TopHap Estimate · \$402 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,174 ft²

LIVING AREA

0.18 ac

LOT SIZE

1984

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$472K

\$438K low

\$505K high

Last Sale

\$310,000 · Jun 24, 2016

Est. Owner Equity

\$471,607

TAX & ASSESSMENT

Property Tax	\$4,558 (2025)
Assessed Value	\$374,187
Previous Assessed	\$366,851

PROPERTY FACTS

Property Type	Single Family Residence
Style	Custom Design
County	SACRAMENTO
Lot (acres)	0.18
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

CLIMATE RISK

42
FLOOD

49
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
Mar 23, 2018	Quitclaim	Quit Claim Transfer			
Jun 21, 2016	Resale	Grant Deed	\$310,000	\$264	
Apr 16, 2008	Resale	Grant Deed	\$311,000	\$265	\$307K
Dec 24, 2007	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	1.1 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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