

Single Family Residence

**RESIDENTIAL**

# 334 RIVER ISLE WAY

SACRAMENTO, CA 95831

**\$687,665** TopHap Estimate · \$380 / ft<sup>2</sup> · confidence 90 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**1,810 ft<sup>2</sup>**

LIVING AREA

**0.19 ac**

LOT SIZE

**1980**

YEAR BUILT

**1**

STORIES

**8**

ROOMS

**2**

PARKING

## VALUATION

**\$688K**

\$619K low

\$757K high

Last Sale

**\$685,000 · May 20, 2026**

Est. Owner Equity

**\$687,665**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$4,407 (2025) |
| Assessed Value    | \$354,800      |
| Previous Assessed | \$347,844      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | SACRAMENTO              |
| Lot (acres)   | 0.19                    |
| Construction  | Wood (Unspecified)      |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Pool          | Yes                     |

## CLIMATE RISK

|             |                |            |             |               |
|-------------|----------------|------------|-------------|---------------|
| 10<br>FLOOD | 47<br>WILDFIRE | 50<br>HEAT | 38<br>STORM | 21<br>DROUGHT |
|-------------|----------------|------------|-------------|---------------|

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

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                | PRICE     | \$/FT² | LOAN   |
|--------------|-----------|---------------------|-----------|--------|--------|
| May 14, 2026 | Financing | Affidavit           |           |        |        |
| May 13, 2026 | Resale    | Grant Deed          | \$685,000 | \$378  | \$664K |
| Mar 31, 2015 | Quitclaim | Quit Claim Transfer |           |        |        |
| Jan 8, 2002  | Quitclaim | Quit Claim Transfer |           |        | \$156K |
| Sep 4, 2001  | Quitclaim | Quit Claim Transfer |           |        |        |
| Nov 12, 1991 | Quitclaim | Quit Claim Transfer |           |        | \$177K |
| Mar 30, 1990 | Resale    | Grant Deed          | \$189,500 | \$105  | \$171K |

## 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   | 1.3 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

|                           |                            |                             |                                |                         |                        |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>108</b><br>CRIME INDEX | <b>86</b><br>AIR POLLUTION | <b>43,543</b><br>POPULATION | <b>\$97K</b><br>MEDIAN IN-COME | <b>61°F</b><br>AVG TEMP | <b>78%</b><br>SUNSHINE |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Absentee owner</b> |
|-----------|-----------------------|