

Single Family Residence

**RESIDENTIAL**

# 339 RIVER ISLE WAY

SACRAMENTO, CA 95831

**\$638,783** TopHap Estimate · \$353 / ft<sup>2</sup> · confidence 97 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

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

LIVING AREA

**0.22 ac**

LOT SIZE

**1983**

YEAR BUILT

**1**

STORIES

**8**

ROOMS

**2**

PARKING

## VALUATION

**\$639K**

\$618K low

\$660K high

Last Sale

**\$169,000 · Sep 13, 1994**

Est. Owner Equity

**\$503,783**

Loan-to-Value

**21%**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$3,599 (2025) |
| Assessed Value    | \$289,509      |
| Previous Assessed | \$283,833      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | SACRAMENTO              |
| Lot (acres)   | 0.22                    |
| Construction  | Wood (Unspecified)      |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Pool          | No                      |

## 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   |
|--------------|--------|------------|-----------|--------|--------|
| Sep 13, 1994 | Resale | Grant Deed | \$169,000 | \$93   | \$161K |
| Sep 16, 1988 | Resale | Grant Deed | \$139,500 | \$77   | \$125K |

## 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>Owner occupied</b> |
|-----------|-----------------------|