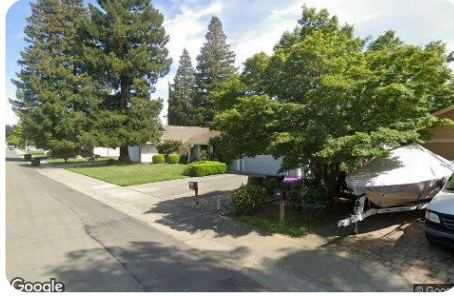


Single Family Residence **RESIDENTIAL**

342 RIVER ISLE WAY

SACRAMENTO, CA 95831

\$705,689 TopHap Estimate · \$313 / ft² · confidence 92 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

2,254 ft²

LIVING AREA

0.19 ac

LOT SIZE

1980

YEAR BUILT

1

STORIES

7

ROOMS

2

PARKING

VALUATION

\$706K

\$653K low

\$759K high

Est. Owner Equity

\$630,689

Loan-to-Value

10%

TAX & ASSESSMENT

Property Tax	\$3,479 (2025)
Assessed Value	\$267,618
Previous Assessed	\$262,371

PROPERTY FACTS

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

CLIMATE RISK

29
FLOOD

46
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
Nov 24, 2025	Financing	Intrafamily Transfer			
Mar 23, 2016	Recorded document	Affidavit Of Death			
Aug 25, 2016	Quitclaim	Quit Claim Transfer			
Feb 21, 2014	Quitclaim	Quit Claim Transfer			
Feb 8, 2005	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Martin Luther King Jr. K-8 School	Elementary	KG–8	0.3 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

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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