

Single Family Residence

RESIDENTIAL

7302 RIVER PLACE WAY

SACRAMENTO, CA 95831

\$695,335 TopHap Estimate · \$308 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

2,254 ft²

LIVING AREA

0.19 ac

LOT SIZE

1981

YEAR BUILT

1

STORIES

7

ROOMS

2

PARKING

VALUATION

\$695K

\$663K low

\$728K high

Last Sale

\$347,000 · Jun 19, 2015

Est. Owner Equity

\$418,335

Loan-to-Value

38%

TAX & ASSESSMENT

Property Tax	\$5,250 (2025)
Assessed Value	\$425,372
Previous Assessed	\$417,032

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

20
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
Aug 11, 2017	Quitclaim	Quit Claim Transfer			
Apr 8, 2015	Resale	Grant Deed	\$347,000	\$154	\$278K
Nov 22, 2006	Recorded document	Grant Deed			
Nov 22, 2006	Quitclaim	Quit Claim Transfer			\$363K
Oct 18, 2002	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Martin Luther King Jr. K-8 School	Elementary	KG–8	0.5 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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