

Single Family Residence

RESIDENTIAL

7307 RIVER PLACE WAY

SACRAMENTO, CA 95831

\$742,642 TopHap Estimate · \$329 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

2,254 ft²

LIVING AREA

0.2 ac

LOT SIZE

1981

YEAR BUILT

1

STORIES

7

ROOMS

2

PARKING

VALUATION

\$743K

\$699K low

\$786K high

Est. Owner Equity

\$742,642

TAX & ASSESSMENT

Property Tax	\$3,078 (2025)
Assessed Value	\$238,890
Previous Assessed	\$234,207

PROPERTY FACTS

Property Type	Single Family Residence
Style	Custom Design
County	SACRAMENTO
Lot (acres)	0.20
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

CLIMATE RISK

10 FLOOD	49 WILDFIRE	50 HEAT	38 STORM	21 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Feb 9, 2007	Quitclaim	Quit Claim Transfer			
Feb 9, 2007	Recorded document	Affidavit Of Death			
May 18, 2006	Quitclaim	Quit Claim Transfer			
Dec 1, 2004	Quitclaim	Quit Claim Transfer			
Nov 7, 2003	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	1.2 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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