

Single Family Residence **RESIDENTIAL**

7303 RIVER PLACE WAY

SACRAMENTO, CA 95831

\$794,169 TopHap Estimate · \$285 / ft² · confidence 94 · as of Jul 14, 2026



4
BEDS

2.5
BATHS

2,788 ft²
LIVING AREA

0.18 ac
LOT SIZE

1983
YEAR BUILT

2
STORIES

8
ROOMS

2
PARKING

VALUATION

\$794K

\$748K low

\$840K high

Last Sale

\$235,000 · Oct 25, 1994

Est. Owner Equity

\$457,519

Loan-to-Value

42%

TAX & ASSESSMENT

Property Tax	\$4,914 (2025)
Assessed Value	\$402,590
Previous Assessed	\$394,697

PROPERTY FACTS

Property Type	Single Family Residence
Style	Custom Design
County	SACRAMENTO
Lot (acres)	0.18
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

10
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
Oct 28, 2005	Quitclaim	Quit Claim Transfer			
Oct 25, 1994	Non-arms-length	Grant Deed	\$235,000	\$84	\$203K

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
---------------------------	----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

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

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------