

Single Family Residence **RESIDENTIAL**

3841 AMERICAN RIVER DR

SACRAMENTO, CA 95864

\$1,225,929 TopHap Estimate · \$406 / ft² · confidence 83 · as of Jul 14, 2026



4
BEDS

2.5
BATHS

3,020 ft²
LIVING AREA

0.36 ac
LOT SIZE

1968
YEAR BUILT

1
STORIES

9
ROOMS

2
PARKING

VALUATION

\$1.2M

\$1M low

\$1.4M high

Last Sale

\$1,170,000 · Jul 29, 2025

Est. Owner Equity

\$955,929

Loan-to-Value

22%

TAX & ASSESSMENT

Property Tax	\$15,523 (2025)
Assessed Value	\$1,170,000
Previous Assessed	\$1,284,571

PROPERTY FACTS

Property Type	Single Family Residence
Style	Custom Design
County	SACRAMENTO
Lot (acres)	0.36
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

CLIMATE RISK

35 FLOOD	71 WILDFIRE	50 HEAT	42 STORM	26 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 3, 2025	Financing	Mortgage			\$270K
Jul 25, 2025	Resale	Grant Deed	\$1,170,000	\$387	\$806K
Apr 15, 2016	Quitclaim	Quit Claim Transfer			
Jul 1, 2009	Quitclaim	Quit Claim Transfer			\$324K
Jan 23, 2006	Resale	Grant Deed	\$940,000	\$311	\$330K
Apr 20, 2004	Resale	Grant Deed	\$643,000	\$213	\$334K
Feb 21, 2002	Quitclaim	Quit Claim Transfer			
Feb 20, 2001	Quitclaim	Quit Claim Transfer			\$100K
May 6, 1999	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rio Americano High School	High	9–12	1.1 mi
Sierra Oaks K-8 School	Elementary	KG–8	1.1 mi

District: San Juan 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 95864

92 CRIME INDEX	88 AIR POLLUTION	25,072 POPULATION	\$119K 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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