

Single Family Residence **RESIDENTIAL**

7814 RIVER ESTATES DR

SACRAMENTO, CA 95831

\$734,276 TopHap Estimate · \$307 / ft² · confidence 91 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

2,392 ft²

LIVING AREA

0.17 ac

LOT SIZE

1990

YEAR BUILT

2

STORIES

7

ROOMS

2

PARKING

VALUATION

\$734K

\$671K low

\$797K high

Last Sale

\$425,000 · Dec 3, 2009

Est. Owner Equity

\$169,276

Loan-to-Value

75%

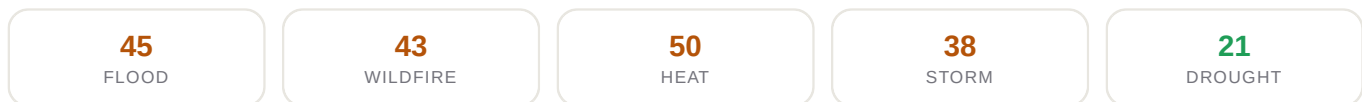
TAX & ASSESSMENT

Property Tax	\$6,597 (2025)
Assessed Value	\$559,555
Previous Assessed	\$548,585

PROPERTY FACTS

Property Type	Single Family Residence
Style	Custom Design
County	SACRAMENTO
Lot (acres)	0.17
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

CLIMATE RISK



Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 2, 2019	Quitclaim	Quit Claim Transfer			
Nov 30, 2009	Resale	Grant Deed	\$425,000	\$178	\$340K
May 1, 2008	Quitclaim	Quit Claim Transfer			
May 21, 2004	Resale	Grant Deed	\$475,000	\$199	\$380K
Jun 30, 1997	Resale	Grant Deed	\$240,000	\$100	\$216K
Oct 5, 1990	Resale	Grant Deed	\$265,000	\$111	\$187K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Matsuyama Elementary School	Elementary	KG–6	0.3 mi
John F. Kennedy High School	High	9–12	1.6 mi
Sam Brannan Middle School	Middle	7–8	3.5 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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