

Single Family Residence

RESIDENTIAL

# 254 RIVERTREE WAY

SACRAMENTO, CA 95831

**\$762,445** TopHap Estimate · \$303 / ft<sup>2</sup> · confidence 89 · as of Jul 14, 2026

4

BEDS

2.5

BATHS

2,517 ft<sup>2</sup>

LIVING AREA

0.19 ac

LOT SIZE

1979

YEAR BUILT

2

STORIES

8

ROOMS

2

PARKING

## VALUATION

**\$762K**

\$681K low

\$844K high

Last Sale

\$745,000 · Aug 14, 2025

Est. Owner Equity

\$54,695

Loan-to-Value

93%

## TAX & ASSESSMENT

Property Tax

\$9,139 (2025)

Assessed Value

\$745,000

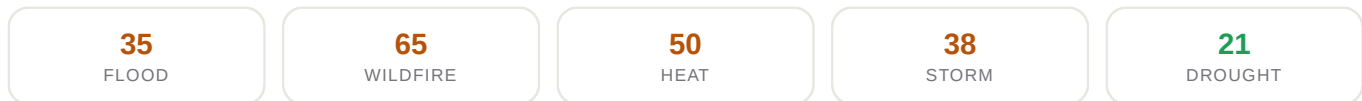
Previous Assessed

\$765,241

## 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



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

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED       | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-------------------|------------|-----------|--------------------|--------|
| Aug 8, 2025  | Resale            | Grant Deed | \$745,000 | \$296              | \$708K |
| May 5, 2005  | Recorded document | Grant Deed |           |                    |        |
| May 18, 2005 | Resale            | Grant Deed | \$549,000 | \$218              | \$439K |
| May 2, 2002  | Resale            | Grant Deed | \$313,500 | \$125              | \$221K |

## ASSIGNED SCHOOLS

| SCHOOL                         | LEVEL      | GRADES | DISTANCE |
|--------------------------------|------------|--------|----------|
| Genevieve F. Didion K-8 School | Elementary | KG–8   | 0.7 mi   |
| John F. Kennedy High School    | High       | 9–12   | 1.1 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

|                                       |                                        |                                         |                                            |                                     |                                    |
|---------------------------------------|----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|
| <div>108</div> <div>CRIME INDEX</div> | <div>86</div> <div>AIR POLLUTION</div> | <div>43,543</div> <div>POPULATION</div> | <div>\$97K</div> <div>MEDIAN IN-COME</div> | <div>61°F</div> <div>AVG TEMP</div> | <div>78%</div> <div>SUNSHINE</div> |
|---------------------------------------|----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|

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

OWNERSHIP

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