

Single Family Residence **RESIDENTIAL**

22 MAD RIVER CT

SACRAMENTO, CA 95831

\$716,251 TopHap Estimate · \$356 / ft² · confidence 88 · as of Jul 14, 2026



4
BEDS

2
BATHS

2,014 ft²
LIVING AREA

0.21 ac
LOT SIZE

1981
YEAR BUILT

1
STORIES

8
ROOMS

2
PARKING

VALUATION

\$716K

\$631K low

\$801K high

Last Sale

\$705,000 · Jun 3, 2025

Est. Owner Equity

\$316,251

Loan-to-Value

56%

TAX & ASSESSMENT

Property Tax	\$8,178 (2025)
Assessed Value	\$719,100
Previous Assessed	\$672,300

PROPERTY FACTS

Property Type	Single Family Residence
County	SACRAMENTO
Lot (acres)	0.21
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

CLIMATE RISK

46 FLOOD	60 WILDFIRE	49 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	\$/FT²	LOAN
May 30, 2025	Resale	Grant Deed	\$705,000	\$350	\$400K
Oct 28, 2024	Resale	Grant Deed	\$672,500	\$334	
May 15, 2019	Resale	Grant Deed	\$500,000	\$248	\$450K
Nov 7, 2018	Quitclaim	Quit Claim Transfer			\$200K
Jun 12, 2006	Recorded document	Affidavit Of Death			
Jun 30, 2004	Resale	Grant Deed	\$400,000	\$199	
Apr 15, 1994	Resale	Grant Deed	\$205,000	\$102	\$164K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Martin Luther King Jr. K-8 School	Elementary	KG–8	0.8 mi
John F. Kennedy High School	High	9–12	0.8 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.

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 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.

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 OWNERSHIP

Occupancy	Owner occupied
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