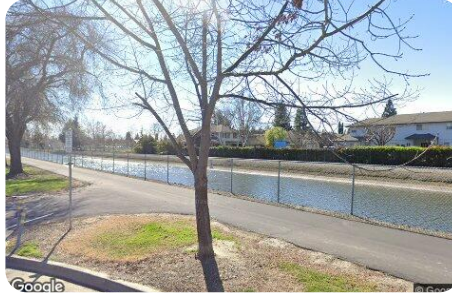
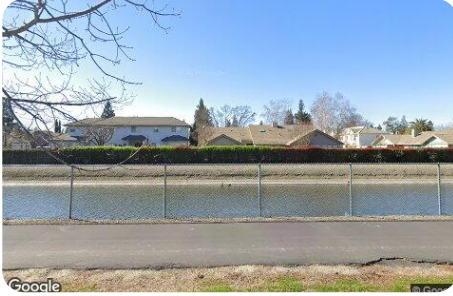


Single Family Residence **RESIDENTIAL**

646 CASTLE RIVER WAY

SACRAMENTO, CA 95831

\$717,908 TopHap Estimate · \$251 / ft² · confidence 93 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,863 ft²

LIVING AREA

0.16 ac

LOT SIZE

1986

YEAR BUILT

2

STORIES

8

ROOMS

2

PARKING

VALUATION

\$718K

\$669K low

\$767K high

Last Sale

\$410,000 · Dec 5, 2013

Est. Owner Equity

\$227,908

Loan-to-Value

66%

TAX & ASSESSMENT

Property Tax	\$6,155 (2025)
Assessed Value	\$512,642
Previous Assessed	\$502,591

PROPERTY FACTS

Property Type	Single Family Residence
County	SACRAMENTO
Lot (acres)	0.16
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

CLIMATE RISK

45 FLOOD	51 WILDFIRE	50 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
Dec 20, 2024	Financing	Intrafamily Transfer			
Dec 17, 2021	Financing	Intrafamily Transfer			\$490K
Dec 3, 2013	Resale	Grant Deed	\$410,000	\$143	\$398K
Oct 29, 2012	Foreclosure sale	Trustees Deed	\$368,235	\$129	
May 25, 2004	Resale	Grant Deed	\$600,000	\$210	\$334K
May 4, 2001	Quitclaim	Quit Claim Transfer			\$54K
Aug 31, 1994	Resale	Grant Deed	\$290,000	\$101	\$275K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
John F. Kennedy High School	High	9–12	0.5 mi
Martin Luther King Jr. K-8 School	Elementary	KG–8	0.6 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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