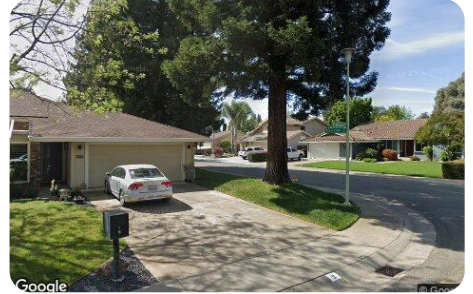


Single Family Residence **RESIDENTIAL**

2 FREE RIVER CT

SACRAMENTO, CA 95831

\$654,284 TopHap Estimate · \$436 / ft² · confidence 86 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,501 ft²

LIVING AREA

0.12 ac

LOT SIZE

1984

YEAR BUILT

1

STORIES

5

ROOMS

2

PARKING

VALUATION

\$654K

\$564K low

\$744K high

Last Sale

\$629,000 · Dec 24, 2024

Est. Owner Equity

\$654,284

TAX & ASSESSMENT

Property Tax	\$4,881 (2025)
Assessed Value	\$407,016
Previous Assessed	\$399,036

PROPERTY FACTS

Property Type	Single Family Residence
Style	Custom Design
County	SACRAMENTO
Lot (acres)	0.12
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

CLIMATE RISK

24
FLOOD

45
WILDFIRE

50
HEAT

38
STORM

21
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Dec 5, 2025	Financing	Intrafamily Transfer			
Dec 18, 2024	Resale	Grant Deed	\$629,000	\$419	
Jul 14, 2022	Resale	Grant Deed	\$494,000	\$329	\$371K
Jul 7, 2016	Quitclaim	Quit Claim Transfer			
Jan 25, 2005	Quitclaim	Quit Claim Transfer			
Jan 25, 2005	Quitclaim	Quit Claim Transfer			\$50K
Dec 8, 1998	Quitclaim	Quit Claim Transfer			
Nov 30, 1998	Quitclaim	Quit Claim Transfer			\$128K
Dec 7, 1995	Quitclaim	Quit Claim Transfer			
Dec 7, 1995	Quitclaim	Quit Claim Transfer			\$130K

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	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.

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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