

Single Family Residence **RESIDENTIAL**

7290 RIVER PLACE WAY

SACRAMENTO, CA 95831

\$476,101 TopHap Estimate · \$382 / ft² · confidence 95 · as of Jul 14, 2026



2
BEDS

2
BATHS

1,247 ft²
LIVING AREA

0.14 ac
LOT SIZE

1984
YEAR BUILT

1
STORIES

5
ROOMS

2
PARKING

VALUATION

\$476K

\$450K low

\$502K high

Last Sale

\$210,000 · Dec 2, 2002

Est. Owner Equity

\$177,101

Loan-to-Value

64%

TAX & ASSESSMENT

Property Tax	\$3,762 (2025)
Assessed Value	\$310,206
Previous Assessed	\$304,124

PROPERTY FACTS

Property Type	Single Family Residence
County	SACRAMENTO
Lot (acres)	0.14
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

CLIMATE RISK

41
FLOOD

48
WILDFIRE

50
HEAT

38
STORM

21
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 31, 2022	Financing	Intrafamily Transfer			\$170K
Dec 2, 2002	Resale	Grant Deed	\$210,000	\$168	\$168K
Nov 30, 2000	Resale	Grant Deed	\$148,500	\$119	\$151K
Aug 25, 2000	Recorded document	Trustees Deed			
Aug 25, 2000	Resale	Trustees Deed	\$126,000	\$101	\$112K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Martin Luther King Jr. K-8 School	Elementary	KG–8	0.4 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

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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