

Single Family Residence **RESIDENTIAL**

7318 RIVER PLACE WAY

SACRAMENTO, CA 95831

\$807,257 TopHap Estimate · \$290 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

2,788 ft²

LIVING AREA

0.19 ac

LOT SIZE

1983

YEAR BUILT

2

STORIES

8

ROOMS

2

PARKING

VALUATION

\$807K

\$775K low

\$839K high

Last Sale

\$354,000 · Aug 20, 2010

Est. Owner Equity

\$150,888

Loan-to-Value

81%

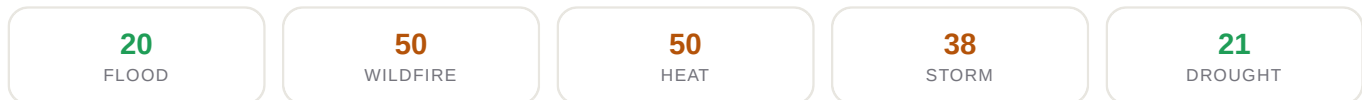
TAX & ASSESSMENT

Property Tax	\$5,590 (2025)
Assessed Value	\$462,590
Previous Assessed	\$453,520

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



TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Mar 30, 2018	Financing	Trustees Deed			\$60K
Aug 6, 2010	Resale	Grant Deed	\$354,000	\$127	\$366K
May 20, 1999	Resale	Grant Deed	\$240,000	\$86	\$228K
Sep 30, 1993	Quitclaim	Quit Claim Transfer			\$203K
Dec 14, 1990	Resale	Grant Deed	\$285,000	\$102	\$187K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Martin Luther King Jr. K-8 School	Elementary	KG–8	0.5 mi
John F. Kennedy High School	High	9–12	1.2 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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