

Single Family Residence **RESIDENTIAL**

2 RAPID RIVER CT

SACRAMENTO, CA 95831

\$487,596 TopHap Estimate · \$475 / ft² · confidence 95 · as of Jul 14, 2026



2
BEDS

2
BATHS

1,027 ft²
LIVING AREA

3,049 ft²
LOT SIZE

1984
YEAR BUILT

1
STORIES

4
ROOMS

1
PARKING

VALUATION

\$488K

\$465K low

\$510K high

Last Sale

\$439,000 · Feb 3, 2023

Est. Owner Equity

\$92,496

Loan-to-Value

84%

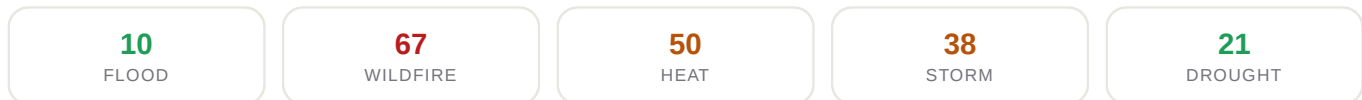
TAX & ASSESSMENT

Property Tax	\$5,459 (2025)
Assessed Value	\$465,868
Previous Assessed	\$456,735

PROPERTY FACTS

Property Type	Single Family Residence
County	SACRAMENTO
Lot (acres)	0.07
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

CLIMATE RISK



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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jan 23, 2023	Resale	Grant Deed	\$439,000	\$427	\$395K
Dec 17, 2009	Resale	Grant Deed	\$165,000	\$161	\$162K
Aug 25, 2003	Quitclaim	Quit Claim Transfer			\$94K
Jun 13, 1991	Resale	Grant Deed	\$137,000	\$133	\$130K
Apr 12, 1989	Quitclaim	Quit Claim Transfer			\$16K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Martin Luther King Jr. K-8 School	Elementary	KG–8	0.2 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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