

Single Family Residence

RESIDENTIAL

7205 SWALE RIVER WAY

SACRAMENTO, CA 95831

\$684,443 TopHap Estimate · \$344 / ft² · confidence 98 · as of Jul 14, 2026

3

BEDS

2

BATHS

1,991 ft²

LIVING AREA

0.16 ac

LOT SIZE

1984

YEAR BUILT

1

STORIES

7

ROOMS

2

PARKING

VALUATION

\$684K

\$671K low

\$698K high

Last Sale

\$421,000 · Feb 28, 2006

Est. Owner Equity

\$409,443

Loan-to-Value

40%

TAX & ASSESSMENT

Property Tax

\$6,973 (2025)

Assessed Value

\$586,816

Previous Assessed

\$575,311

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	65 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
May 25, 2012	Quitclaim	Quit Claim Transfer			\$318K
Dec 26, 2007	Quitclaim	Quit Claim Transfer			\$334K
Feb 28, 2006	Resale	Grant Deed	\$421,000	\$211	\$337K
Oct 15, 1999	Non-arms-length	Trustees Deed	\$30,000	\$15	
Oct 15, 1999	Resale	Trustees Deed	\$180,000	\$90	\$144K
Jul 15, 1991	Non-arms-length	Trustees Deed	\$185,482	\$93	
May 23, 1991	Non-arms-length	Trustees Deed	\$13,638	\$7	
Dec 12, 1989	Non-arms-length	Grant Deed	\$30,000	\$15	
Feb 23, 1989	Non-arms-length	Grant Deed	\$15,500	\$8	\$15K

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	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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