

Single Family Residence **RESIDENTIAL**

1321 RIVERA DR

SACRAMENTO, CA 95838

\$384,019 TopHap Estimate · \$319 / ft² · confidence 94 · as of Jul 14, 2026

3
BEDS

2
BATHS

1,204 ft²
LIVING AREA

0.33 ac
LOT SIZE

1943
YEAR BUILT

1
STORIES

7
ROOMS

2
PARKING

VALUATION

\$384K

\$362K low

\$406K high

Last Sale

\$386,000 · May 25, 2023

Est. Owner Equity

\$42,019

Loan-to-Value

88%

TAX & ASSESSMENT

Property Tax

\$4,797 (2025)

Assessed Value

\$409,623

Previous Assessed

\$401,593

PROPERTY FACTS

Property Type	Single Family Residence
Style	Custom Design
County	SACRAMENTO
Lot (acres)	0.33
Construction	Wood (Unspecified)
Roof	Wood Shingle
Heating	Central
Cooling	Central
Pool	Yes

CLIMATE RISK

10 FLOOD	69 WILDFIRE	51 HEAT	44 STORM	26 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 19, 2023	Resale	Grant Deed	\$386,000	\$321	\$342K
Jan 4, 2019	Quitclaim	Quit Claim Transfer			
Jan 4, 2019	Resale	Grant Deed	\$208,500	\$173	\$7K
Dec 29, 2015	Resale	Grant Deed	\$126,000	\$105	
Aug 29, 2013	Resale	Grant Deed	\$80,000	\$66	
May 24, 2010	Quitclaim	Quit Claim Transfer			
Sep 15, 2008	Resale	Grant Deed	\$65,000	\$54	
Mar 17, 2008	Non-arms-length	Trustees Deed	\$187,000	\$155	
May 16, 2007	Quitclaim	Quit Claim Transfer			
Jan 25, 2006	Resale	Grant Deed	\$262,000	\$218	\$210K
Apr 23, 2004	Resale	Grant Deed	\$123,000	\$102	\$107K
Apr 23, 2004	Quitclaim	Quit Claim Transfer			
Dec 8, 1992	Resale	Grant Deed	\$70,000	\$58	\$70K
Mar 13, 1992	Resale	Grant Deed	\$53,500	\$44	
Feb 7, 1992	Non-arms-length	Trustees Deed	\$50,000	\$42	
Mar 12, 1991	Non-arms-length	Grant Deed	\$38,000	\$32	\$60K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Hagginwood Elementary School	Elementary	KG–6	0.5 mi
Grant Union High School	High	9–12	0.5 mi
Martin Luther King Jr. Technology Academy	Middle	7–8	0.9 mi

District: Twin Rivers 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 95838

89 CRIME INDEX	87 AIR POLLUTION	41,567 POPULATION	\$57K 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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