

Single Family Residence

RESIDENTIAL

7326 RIVER PLACE WAY

SACRAMENTO, CA 95831

\$819,942 TopHap Estimate · \$294 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

2,788 ft²

LIVING AREA

0.18 ac

LOT SIZE

1982

YEAR BUILT

2

STORIES

8

ROOMS

2

PARKING

VALUATION

\$820K

\$780K low

\$860K high

Last Sale

\$550,000 · Mar 24, 2006

Est. Owner Equity

\$659,942

Loan-to-Value

19%

TAX & ASSESSMENT

Property Tax	\$9,002 (2025)
Assessed Value	\$766,635
Previous Assessed	\$751,604

PROPERTY FACTS

Property Type	Single Family Residence
Style	Custom Design
County	SACRAMENTO
Lot (acres)	0.18
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

10
FLOOD

49
WILDFIRE

50
HEAT

38
STORM

21
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jun 1, 2026	Financing	Mortgage			\$160K
Jul 27, 2020	Quitclaim	Quit Claim Transfer			\$332K
Jul 27, 2020	Quitclaim	Quit Claim Transfer			
Nov 27, 2007	Quitclaim	Quit Claim Transfer			
Nov 27, 2007	Financing	Intrafamily Transfer			\$375K
Nov 27, 2007	Quitclaim	Quit Claim Transfer			
Feb 19, 2007	Quitclaim	Quit Claim Transfer			
Mar 14, 2006	Resale	Grant Deed	\$550,000	\$197	\$375K
Mar 14, 2006	Quitclaim	Quit Claim Transfer			
Aug 4, 2005	Quitclaim	Quit Claim Transfer			

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	1.2 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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