

Single Family Residence **RESIDENTIAL**

295 RIVER ISLE WAY

SACRAMENTO, CA 95831

\$493,853 TopHap Estimate · \$359 / ft² · confidence 94 · as of Jul 14, 2026



3
BEDS

2
BATHS

1,375 ft²
LIVING AREA

2,614 ft²
LOT SIZE

1988
YEAR BUILT

2
STORIES

6
ROOMS

2
PARKING

VALUATION

\$494K

\$465K low

\$523K high

Last Sale

\$105,000 · Aug 27, 2015

Est. Owner Equity

\$283,853

Loan-to-Value

43%

TAX & ASSESSMENT

Property Tax	\$3,998 (2025)
Assessed Value	\$331,434
Previous Assessed	\$324,936

PROPERTY FACTS

Property Type	Single Family Residence
Style	Custom Design
County	SACRAMENTO
Lot (acres)	0.06
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

CLIMATE RISK

10
FLOOD

69
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
Aug 21, 2015	Non-arms-length	Intrafamily Transfer	\$105,000	\$76	\$210K
Feb 13, 2006	Resale	Grant Deed	\$315,000	\$229	\$230K
Aug 11, 2000	Resale	Grant Deed	\$133,000	\$97	\$103K
Nov 10, 1988	Resale	Grant Deed	\$230,500	\$168	\$180K

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	1.4 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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