

Single Family Residence

RESIDENTIAL

321 RIVER ISLE WAY

SACRAMENTO, CA 95831

\$562,575 TopHap Estimate · \$431 / ft² · confidence 97 · as of Jul 14, 2026



3
BEDS

2.5
BATHS

1,305 ft²
LIVING AREA

1,742 ft²
LOT SIZE

1987
YEAR BUILT

2
STORIES

6
ROOMS

2
PARKING

VALUATION

\$563K

\$547K low

\$578K high

Last Sale

\$540,000 · Apr 22, 2022

Est. Owner Equity

\$157,575

Loan-to-Value

71%

TAX & ASSESSMENT

Property Tax	\$6,853 (2025)
Assessed Value	\$584,510
Previous Assessed	\$573,050

PROPERTY FACTS

Property Type	Single Family Residence
County	SACRAMENTO
Lot (acres)	0.04
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

CLIMATE RISK

45 FLOOD	50 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
Sep 16, 2022	Financing	Intrafamily Transfer			
Apr 12, 2022	Resale	Grant Deed	\$540,000	\$414	\$405K
Oct 13, 2016	Resale	Grant Deed	\$290,000	\$222	\$281K
Mar 9, 2012	Resale	Grant Deed	\$132,500	\$102	
Dec 23, 2005	Resale	Grant Deed	\$325,000	\$249	\$260K
Dec 29, 1997	Non-arms-length	Grant Deed	\$105,000	\$80	\$80K
Jan 27, 1994	Quitclaim	Quit Claim Transfer			\$97K
Mar 6, 1990	Resale	Grant Deed	\$143,500	\$110	\$115K
Jan 6, 1989	Resale	Grant Deed	\$115,500	\$89	\$105K

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	1.3 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	Absentee owner
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