

Single Family Residence

RESIDENTIAL

355 RIVER ISLE WAY

SACRAMENTO, CA 95831

\$563,046

TopHap Estimate · \$343 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,640 ft²

LIVING AREA

0.18 ac

LOT SIZE

1983

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$563K

\$543K low

\$583K high

Last Sale

\$348,000 · Nov 28, 2005

Est. Owner Equity

\$214,846

Loan-to-Value

60%

TAX & ASSESSMENT

Property Tax	\$5,962 (2025)
Assessed Value	\$504,792
Previous Assessed	\$494,895

PROPERTY FACTS

Property Type	Single Family Residence
County	SACRAMENTO
Lot (acres)	0.18
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

CLIMATE RISK

10
FLOOD

46
WILDFIRE

50
HEAT

38
STORM

21
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 15, 2016	Quitclaim	Quit Claim Transfer			\$285K
Nov 28, 2005	Resale	Grant Deed	\$348,000	\$212	\$278K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Martin Luther King Jr. K-8 School	Elementary	KG–8	0.3 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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