

Single Family Residence

RESIDENTIAL

7561 RIVER RANCH WAY

SACRAMENTO, CA 95831

\$941,764 TopHap Estimate · \$328 / ft² · confidence 93 · as of Jul 14, 2026



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4

BEDS

3

BATHS

2,872 ft²

LIVING AREA

0.23 ac

LOT SIZE

1996

YEAR BUILT

1

STORIES

9

ROOMS

2

PARKING

Pre-foreclosure (NOD)

A foreclosure-related notice has been recorded for this property.

VALUATION

\$942K

\$879K low

\$1M high

Last Sale	\$610,000 · Sep 26, 2006
Est. Owner Equity	\$453,764
Loan-to-Value	55%

TAX & ASSESSMENT

Property Tax	\$10,063 (2025)
Assessed Value	\$833,602
Previous Assessed	\$817,257

PROPERTY FACTS

Property Type	Single Family Residence
Style	Custom Design
County	SACRAMENTO
Lot (acres)	0.23
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

CLIMATE RISK

45
FLOOD

44
WILDFIRE

49
HEAT

38
STORM

21
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Sep 21, 2006	Resale	Grant Deed	\$610,000	\$212	\$488K
Dec 6, 2004	Recorded document	Grant Deed			
Dec 6, 2004	Financing	Grant Deed			\$385K
Jul 6, 2004	Quitclaim	Quit Claim Transfer			
Jul 11, 2003	Resale	Grant Deed	\$440,000	\$153	\$52K
Dec 12, 1995	Non-arms-length	Grant Deed	\$70,000	\$24	\$206K
Feb 8, 1988	Resale	Grant Deed	\$60,000	\$21	\$45K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Matsuyama Elementary School	Elementary	KG–6	1.5 mi
John F. Kennedy High School	High	9–12	2.1 mi
Sam Brannan Middle School	Middle	7–8	3.4 mi

District: Sacramento City Unified School District



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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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