

Single Family Residence **RESIDENTIAL**

7558 RIVER RANCH WAY

SACRAMENTO, CA 95831

\$726,274 TopHap Estimate · \$332 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

2,188 ft²

LIVING AREA

0.24 ac

LOT SIZE

1989

YEAR BUILT

1

STORIES

8

ROOMS

2

PARKING

VALUATION

\$726K

\$688K low

\$764K high

Last Sale

\$345,000 · Sep 24, 2015

Est. Owner Equity

\$145,774

Loan-to-Value

79%

TAX & ASSESSMENT

Property Tax	\$5,154 (2025)
Assessed Value	\$416,572
Previous Assessed	\$408,404

PROPERTY FACTS

Property Type	Single Family Residence
County	SACRAMENTO
Lot (acres)	0.24
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	\$/FT²	LOAN
Jul 27, 2016	Quitclaim	Quit Claim Transfer			\$80K
Sep 23, 2015	Resale	Grant Deed	\$345,000	\$158	\$345K
May 14, 2012	Non-arms-length	Trustees Deed	\$266,000	\$122	
Jun 6, 2012	Resale	Grant Deed	\$324,000	\$148	
May 14, 2012	Non-arms-length	Trustees Deed	\$266,000	\$122	
Jun 20, 2007	Resale	Grant Deed	\$490,000	\$224	\$392K
Aug 4, 2003	Quitclaim	Quit Claim Transfer			\$322K
Dec 30, 2002	Recorded document	Grant Deed			
Dec 30, 2002	Resale	Grant Deed	\$415,000	\$190	\$332K
Mar 29, 1991	Quitclaim	Quit Claim Transfer			\$190K
May 19, 1989	Resale	Grant Deed	\$208,000	\$95	\$187K
Jul 14, 1988	Resale	Grant Deed	\$47,000	\$21	\$141K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Matsuyama Elementary School	Elementary	KG–6	1.5 mi
John F. Kennedy High School	High	9–12	2.2 mi
Sam Brannan Middle School	Middle	7–8	3.3 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
---------------------------	----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
-----------	----------------