

Single Family Residence **RESIDENTIAL**

7565 RIVER RANCH WAY

SACRAMENTO, CA 95831

\$982,089 TopHap Estimate · \$342 / ft² · confidence 92 · as of Jul 14, 2026



3
BEDS

2.5
BATHS

2,872 ft²
LIVING AREA

0.28 ac
LOT SIZE

1990
YEAR BUILT

2
STORIES

7
ROOMS

2
PARKING

VALUATION

\$982K

\$902K low

\$1.1M high

Last Sale

\$575,000 · Jun 5, 2007

Est. Owner Equity

\$522,089

Loan-to-Value

51%

TAX & ASSESSMENT

Property Tax	\$9,200 (2025)
Assessed Value	\$785,766
Previous Assessed	\$770,360

PROPERTY FACTS

Property Type	Single Family Residence
Style	Custom Design
County	SACRAMENTO
Lot (acres)	0.28
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

CLIMATE RISK

35
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
Jun 4, 2007	Resale	Grant Deed	\$575,000	\$200	\$460K
Aug 30, 2002	Quitclaim	Quit Claim Transfer			\$276K
Aug 29, 1997	Resale	Grant Deed	\$289,000	\$101	\$214K
May 11, 1990	Resale	Grant Deed	\$272,000	\$95	\$148K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Matsuyama Elementary School	Elementary	KG–6	1.4 mi
John F. Kennedy High School	High	9–12	2.1 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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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