

Single Family Residence **RESIDENTIAL**

7659 RIVER RANCH WAY

SACRAMENTO, CA 95831

\$567,803 TopHap Estimate · \$308 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,845 ft²

LIVING AREA

0.14 ac

LOT SIZE

1981

YEAR BUILT

1

STORIES

7

ROOMS

2

PARKING

VALUATION

\$568K

\$541K low

\$595K high

Last Sale

\$56,500 · Sep 7, 1999

Est. Owner Equity

\$469,803

Loan-to-Value

17%

TAX & ASSESSMENT

Property Tax	\$3,173 (2025)
Assessed Value	\$253,943
Previous Assessed	\$248,964

PROPERTY FACTS

Property Type	Single Family Residence
Style	Custom Design
County	SACRAMENTO
Lot (acres)	0.14
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

CLIMATE RISK

45
FLOOD

42
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 7, 1999	Resale	Grant Deed	\$56,500	\$31	
Dec 23, 1993	Non-arms-length	Grant Deed	\$120,500	\$65	\$120K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Matsuyama Elementary School	Elementary	KG–6	1.3 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

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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