

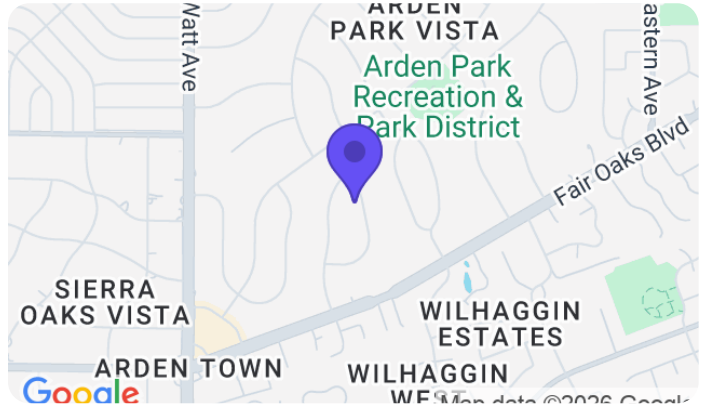
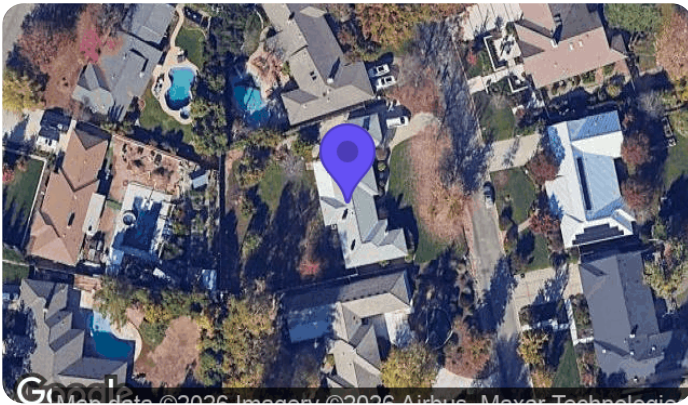
Single Family Residence

RESIDENTIAL

765 SANTA RITA WAY

SACRAMENTO, CA 95864

\$848,492 TopHap Estimate · \$361 / ft² · confidence 92 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

2,353 ft²

LIVING AREA

0.44 ac

LOT SIZE

1948

YEAR BUILT

1

STORIES

8

ROOMS

2

PARKING

VALUATION

\$848K

\$783K low

\$914K high

Last Sale

\$825,000 · Apr 30, 2025

Est. Owner Equity

\$0

Loan-to-Value

118%

TAX & ASSESSMENT

Property Tax	\$9,905 (2025)
Assessed Value	\$1,141,500
Previous Assessed	\$825,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Custom Design
County	SACRAMENTO
Lot (acres)	0.44
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

37
FLOOD

68
WILDFIRE

49
HEAT

42
STORM

26
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

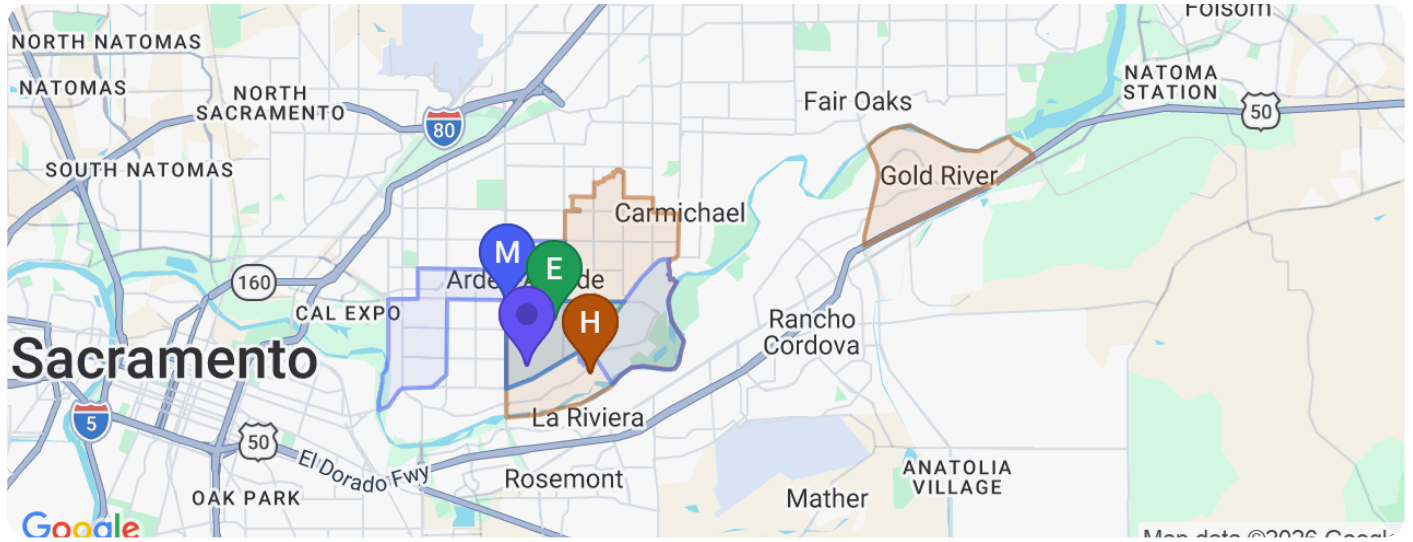
TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Dec 11, 2025	Financing	Grant Deed			
Dec 11, 2025	Financing	Intrafamily Transfer			
Apr 25, 2025	Resale	Grant Deed	\$825,000	\$351	\$875K
May 2, 2007	Quitclaim	Quit Claim Transfer			
Dec 1, 2006	Recorded document	Affidavit Of Death			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Mariemont Elementary School	Elementary	KG–5	0.9 mi
Rio Americano High School	High	9–12	1.1 mi
Arden Middle School	Middle	6–8	1.1 mi

District: San Juan 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 95864

92 CRIME INDEX	88 AIR POLLUTION	25,072 POPULATION	\$119K 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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