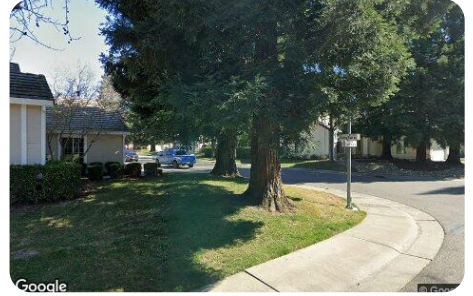


Single Family Residence **RESIDENTIAL**

11901 RISING SUN WAY

GOLD RIVER, CA 95670

\$648,984 TopHap Estimate · \$320 / ft² · confidence 94 · as of Jul 14, 2026



4

BEDS

2

BATHS

2,025 ft²

LIVING AREA

0.22 ac

LOT SIZE

1994

YEAR BUILT

1

STORIES

7

ROOMS

2

PARKING

VALUATION

\$649K

\$610K low

\$688K high

Last Sale

\$226,000 · Aug 11, 1994

Est. Owner Equity

\$250,589

Loan-to-Value

60%

TAX & ASSESSMENT

Property Tax	\$5,181 (2025)
Assessed Value	\$440,941
Previous Assessed	\$432,296

PROPERTY FACTS

Property Type	Single Family Residence
Style	Custom Design
County	SACRAMENTO
Lot (acres)	0.22
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

CLIMATE RISK

35
FLOOD

56
WILDFIRE

55
HEAT

45
STORM

26
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Feb 17, 2022	Financing	Intrafamily Transfer			
Feb 17, 2022	Financing	Intrafamily Transfer			\$338K
May 9, 2019	Quitclaim	Quit Claim Transfer			
Aug 17, 2015	Quitclaim	Quit Claim Transfer			
Aug 14, 2015	Financing	Affidavit Of Death Of Joint Tenant			
Aug 11, 1994	Resale	Grant Deed	\$226,000	\$112	\$161K
May 3, 1994	Resale	Grant Deed	\$1,540,000	\$760	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Gold River Discovery Center K-8 School	Elementary	KG–8	0.8 mi
Rio Americano High School	High	9–12	7.5 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 95670

107 CRIME INDEX	82 AIR POLLUTION	56,631 POPULATION	\$89K 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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