

Single Family Residence

RESIDENTIAL

5811 RIGHTWOOD WAY

SACRAMENTO, CA 95823

\$491,981 TopHap Estimate · \$235 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

3

BATHS

2,093 ft²

LIVING AREA

0.14 ac

LOT SIZE

1991

YEAR BUILT

2

STORIES

8

ROOMS

2

PARKING

VALUATION

\$492K

\$476K low

\$508K high

Last Sale

\$520,000 · May 29, 2026

Est. Owner Equity

\$199,981

Loan-to-Value

57%

TAX & ASSESSMENT

Property Tax	\$3,151 (2025)
Assessed Value	\$270,527
Previous Assessed	\$265,224

PROPERTY FACTS

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

CLIMATE RISK

33 FLOOD	66 WILDFIRE	49 HEAT	39 STORM	21 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 21, 2026	Non-arms-length	Grant Deed	\$520,000	\$248	\$292K
Oct 21, 2004	Quitclaim	Quit Claim Transfer			
Jan 22, 2002	Quitclaim	Quit Claim Transfer			\$125K
Jun 12, 1998	Quitclaim	Quit Claim Transfer			
Oct 31, 1991	Resale	Grant Deed	\$150,000	\$72	\$135K
Apr 11, 1990	Financing	Grant Deed			\$2.1M

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
John Reith Elementary School	Elementary	KG–6	0.1 mi
Valley High School	High	9–12	0.3 mi

Samuel Jackman Middle School	Middle	7–8	1.3 mi
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District: Elk Grove 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 95823

96 CRIME INDEX	91 AIR POLLUTION	84,096 POPULATION	\$57K 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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