

Single Family Residence **RESIDENTIAL**

7578 RIVER RANCH WAY

SACRAMENTO, CA 95831

\$680,339 TopHap Estimate · \$356 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,909 ft²

LIVING AREA

0.28 ac

LOT SIZE

1989

YEAR BUILT

1

STORIES

7

ROOMS

2

PARKING

VALUATION

\$680K

\$632K low

\$729K high

Last Sale

\$301,000 · May 18, 2009

Est. Owner Equity

\$491,839

Loan-to-Value

29%

TAX & ASSESSMENT

Property Tax	\$4,827 (2025)
Assessed Value	\$395,349
Previous Assessed	\$387,598

PROPERTY FACTS

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

CLIMATE RISK

57 FLOOD	42 WILDFIRE	49 HEAT	38 STORM	21 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 5, 2013	Quitclaim	Quit Claim Transfer			
Nov 16, 2012	Quitclaim	Quit Claim Transfer			\$161K
Mar 29, 2010	Financing	Intrafamily Transfer			\$165K
Apr 29, 2009	Resale	Grant Deed	\$301,000	\$158	
Dec 30, 2008	Foreclosure sale	Trustees Deed	\$296,250	\$155	
Feb 13, 2006	Resale	Grant Deed	\$550,000	\$288	\$440K
Sep 21, 2005	Recorded document	Grant Deed			
Mar 15, 2005	Resale	Grant Deed	\$500,000	\$262	\$400K
Mar 21, 2002	Resale	Grant Deed	\$295,000	\$155	\$236K
Feb 16, 2001	Resale	Grant Deed	\$234,500	\$123	\$188K
Mar 26, 1999	Resale	Grant Deed	\$190,000	\$100	\$181K
Aug 31, 1989	Resale	Grant Deed	\$198,500	\$104	\$179K

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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