

Single Family Residence **RESIDENTIAL**

7582 RIVER RANCH WAY

SACRAMENTO, CA 95831

\$871,541 TopHap Estimate · \$340 / ft² · confidence 93 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

2,563 ft²

LIVING AREA

0.28 ac

LOT SIZE

1988

YEAR BUILT

1

STORIES

7

ROOMS

2

PARKING

VALUATION

\$872K

\$812K low

\$931K high

Last Sale

\$350,000 · Jul 25, 2012

Est. Owner Equity

\$420,321

Loan-to-Value

56%

TAX & ASSESSMENT

Property Tax	\$7,895 (2025)
Assessed Value	\$439,606
Previous Assessed	\$430,987

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

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 20, 2012	Resale	Grant Deed	\$350,000	\$137	\$335K
Sep 16, 2002	Quitclaim	Quit Claim Transfer			\$260K
Aug 31, 2001	Resale	Grant Deed	\$280,000	\$109	\$252K
Aug 31, 2001	Quitclaim	Quit Claim Transfer			
Jul 11, 2001	Recorded document	Grant Deed			
Jul 19, 1989	Resale	Trustees Deed	\$216,000	\$84	\$151K

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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