

Single Family Residence **RESIDENTIAL**

7570 RIVER RANCH WAY

SACRAMENTO, CA 95831

\$710,348 TopHap Estimate · \$302 / ft² · confidence 95 · as of Jul 14, 2026



4
BEDS

2.5
BATHS

2,355 ft²
LIVING AREA

0.28 ac
LOT SIZE

1988
YEAR BUILT

1
STORIES

9
ROOMS

2
PARKING

VALUATION

\$710K

\$675K low

\$746K high

Last Sale

\$205,000 · Jun 30, 1994

Est. Owner Equity

\$620,348

Loan-to-Value

13%

TAX & ASSESSMENT

Property Tax	\$4,431 (2025)
Assessed Value	\$355,466
Previous Assessed	\$348,497

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

48 FLOOD	43 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
Mar 19, 2001	Quitclaim	Quit Claim Transfer			\$134K
Jun 30, 1994	Resale	Grant Deed	\$205,000	\$87	\$140K
Aug 25, 1993	Non-arms-length	Trustees Deed	\$235,000	\$100	
Feb 27, 1990	Resale	Grant Deed	\$229,500	\$97	\$184K

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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