

Single Family Residence **RESIDENTIAL**

7586 RIVER RANCH WAY

SACRAMENTO, CA 95831

\$788,351 TopHap Estimate · \$345 / ft² · confidence 93 · as of Jul 14, 2026



4
BEDS

2.5
BATHS

2,282 ft²
LIVING AREA

0.3 ac
LOT SIZE

1988
YEAR BUILT

1
STORIES

9
ROOMS

2
PARKING

VALUATION

\$788K

\$732K low

\$845K high

Last Sale

\$299,000 · Oct 15, 2012

Est. Owner Equity

\$114,351

Loan-to-Value

92%

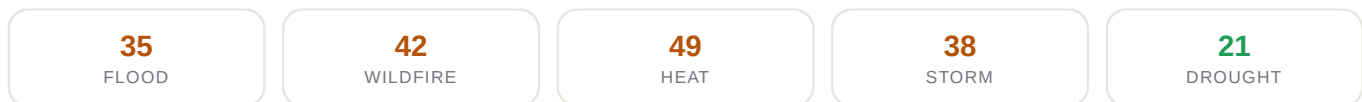
TAX & ASSESSMENT

Property Tax	\$4,653 (2025)
Assessed Value	\$375,547
Previous Assessed	\$368,184

PROPERTY FACTS

Property Type	Single Family Residence
Style	Custom Design
County	SACRAMENTO
Lot (acres)	0.30
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

CLIMATE RISK



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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Feb 28, 2019	Quitclaim	Quit Claim Transfer			
Aug 20, 2012	Resale	Grant Deed	\$299,000	\$131	\$294K
Nov 30, 2011	Foreclosure sale	Trustees Deed	\$405,000	\$177	
Jun 2, 2006	Financing	Intrafamily Transfer			\$448K
Mar 22, 2005	Financing	Intrafamily Transfer			\$375K
Feb 25, 2003	Quitclaim	Quit Claim Transfer			\$312K
Jun 27, 2000	Resale	Grant Deed	\$254,000	\$111	\$191K
Feb 29, 1996	Resale	Grant Deed	\$195,000	\$85	\$176K
Aug 31, 1989	Resale	Grant Deed	\$205,000	\$90	\$100K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Matsuyama Elementary School	Elementary	KG–6	1.4 mi
John F. Kennedy High School	High	9–12	2.0 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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