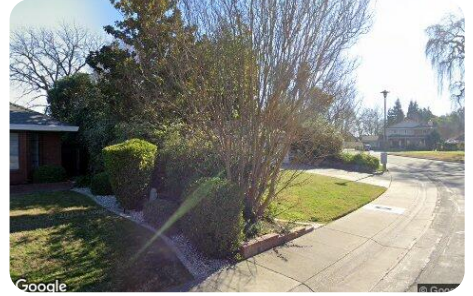


Single Family Residence **RESIDENTIAL**

7566 RIVER RANCH WAY

SACRAMENTO, CA 95831

\$680,625 TopHap Estimate · \$281 / ft² · confidence 97 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,424 ft²

LIVING AREA

0.24 ac

LOT SIZE

1989

YEAR BUILT

1

STORIES

8

ROOMS

2

PARKING

VALUATION

\$681K

\$659K low

\$702K high

Est. Owner Equity

\$680,625

TAX & ASSESSMENT

Property Tax	\$4,859 (2025)
Assessed Value	\$395,203
Previous Assessed	\$387,455

PROPERTY FACTS

Property Type	Single Family Residence
County	SACRAMENTO
Lot (acres)	0.24
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

CLIMATE RISK

35 FLOOD	44 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 17, 2026	Financing	Intrafamily Transfer			
Oct 28, 2025	Financing	Intrafamily Transfer			
Dec 11, 2018	Recorded document	Affidavit Of Death			
Oct 24, 2000	Quitclaim	Quit Claim Transfer			
Aug 3, 1988	Resale	Grant Deed	\$49,000	\$20	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Matsuyama Elementary School	Elementary	KG–6	1.5 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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