

Single Family Residence

RESIDENTIAL

7590 RIVER RANCH WAY

SACRAMENTO, CA 95831

\$687,368

TopHap Estimate · \$303 / ft² · confidence 97 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

2,268 ft²

LIVING AREA

0.33 ac

LOT SIZE

1988

YEAR BUILT

1

STORIES

8

ROOMS

3

PARKING

VALUATION

\$687K

\$666K low

\$709K high

Est. Owner Equity

\$589,168

Loan-to-Value

15%

TAX & ASSESSMENT

Property Tax	\$5,390 (2025)
Assessed Value	\$440,656
Previous Assessed	\$432,017

PROPERTY FACTS

Property Type	Single Family Residence
Style	Custom Design
County	SACRAMENTO
Lot (acres)	0.33
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

CLIMATE RISK

48 FLOOD	46 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	\$/FT ²	LOAN
Feb 22, 2017	Quitclaim	Quit Claim Transfer			
Feb 8, 2017	Recorded document	Affidavit Of Death			
Apr 7, 2016	Recorded document	Affidavit Of Death			
Dec 10, 2003	Quitclaim	Quit Claim Transfer			
Nov 4, 2003	Quitclaim	Quit Claim Transfer			
Apr 9, 1993	Quitclaim	Quit Claim Transfer			\$98K
May 25, 1989	Resale	Grant Deed	\$208,000	\$92	\$113K

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	3.2 mi
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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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