

Single Family Residence **RESIDENTIAL**

7562 RIVER RANCH WAY

SACRAMENTO, CA 95831

\$690,555 TopHap Estimate · \$338 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

2

BATHS

2,042 ft²

LIVING AREA

0.24 ac

LOT SIZE

1988

YEAR BUILT

1

STORIES

8

ROOMS

1

PARKING

VALUATION

\$691K

\$663K low

\$719K high

Last Sale

\$290,000 · Apr 17, 2013

Est. Owner Equity

\$458,555

Loan-to-Value

35%

TAX & ASSESSMENT

Property Tax	\$4,471 (2025)
Assessed Value	\$364,242
Previous Assessed	\$357,101

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

45 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
Aug 19, 2014	Quitclaim	Quit Claim Transfer			
Apr 14, 2013	Resale	Grant Deed	\$290,000	\$142	\$232K
Jul 31, 2002	Resale	Grant Deed	\$325,500	\$159	\$330K
Apr 4, 2002	Foreclosure sale	Trustees Deed	\$10,327	\$5	
Jul 30, 1991	Quitclaim	Quit Claim Transfer			\$216K
Aug 11, 1989	Recorded document	Trustees Deed			
Aug 11, 1989	Resale	Trustees Deed	\$198,500	\$97	\$159K
Jul 14, 1988	Resale	Grant Deed	\$47,000	\$23	\$128K

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
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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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