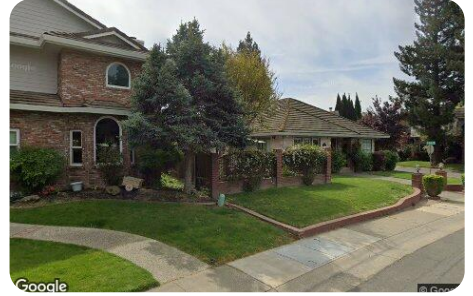


Single Family Residence **RESIDENTIAL**

7554 RIVER RANCH WAY

SACRAMENTO, CA 95831

\$818,150 TopHap Estimate · \$319 / ft² · confidence 93 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

2,562 ft²

LIVING AREA

0.29 ac

LOT SIZE

1990

YEAR BUILT

2

STORIES

8

ROOMS

2

PARKING

VALUATION

\$818K

\$758K low

\$878K high

Last Sale

\$540,000 · Jul 30, 2019

Est. Owner Equity

\$151,900

Loan-to-Value

83%

TAX & ASSESSMENT

Property Tax	\$7,589 (2025)
Assessed Value	\$641,416
Previous Assessed	\$628,840

PROPERTY FACTS

Property Type	Single Family Residence
Style	Custom Design
County	SACRAMENTO
Lot (acres)	0.29
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

CLIMATE RISK

35 FLOOD	45 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
Jul 24, 2019	Resale	Grant Deed	\$540,000	\$211	\$484K
Aug 30, 1996	Resale	Grant Deed	\$215,000	\$84	\$110K
May 23, 1995	Quitclaim	Quit Claim Transfer			
Apr 25, 1995	Quitclaim	Quit Claim Transfer			\$238K
Dec 30, 1992	Resale	Grant Deed	\$299,000	\$117	\$239K
May 17, 1990	Financing	Grant Deed			\$220K
Nov 2, 1988	Resale	Grant Deed	\$50,000	\$20	\$40K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Matsuyama Elementary School	Elementary	KG–6	1.5 mi
John F. Kennedy High School	High	9–12	2.2 mi

Sam Brannan Middle School	Middle	7–8	3.4 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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