

Single Family Residence **RESIDENTIAL**

7550 RIVER RANCH WAY

SACRAMENTO, CA 95831

\$786,496 TopHap Estimate · \$297 / ft² · confidence 92 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

2,652 ft²

LIVING AREA

0.23 ac

LOT SIZE

1992

YEAR BUILT

1

STORIES

8

ROOMS

2

PARKING

VALUATION

\$786K

\$721K low

\$852K high

Est. Owner Equity

\$112,596

Loan-to-Value

93%

TAX & ASSESSMENT

Property Tax	\$5,355 (2025)
Assessed Value	\$430,338
Previous Assessed	\$421,901

PROPERTY FACTS

Property Type	Single Family Residence
Style	Custom Design
County	SACRAMENTO
Lot (acres)	0.23
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

CLIMATE RISK

45
FLOOD

45
WILDFIRE

49
HEAT

38
STORM

21
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Feb 2, 2011	Financing	Intrafamily Transfer			\$247K
Jan 19, 1989	Resale	Grant Deed	\$50,000	\$19	\$37K

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

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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