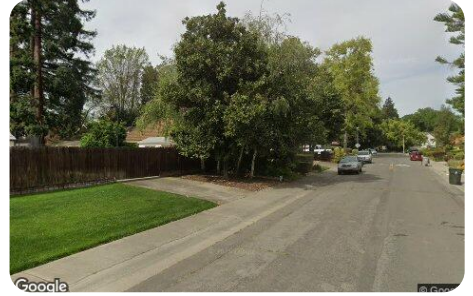


Single Family Residence **RESIDENTIAL**

7599 RIVER RANCH WAY

SACRAMENTO, CA 95831

\$742,540 TopHap Estimate · confidence 97 · as of Jul 14, 2026



0.21 ac
LOT SIZE

VALUATION

\$743K

\$720K low

\$765K high

Last Sale

\$1,275,000 · Jul 26, 2021

Est. Owner Equity

\$742,540

TAX & ASSESSMENT

Property Tax	\$3,609 (2025)
Assessed Value	\$310,097
Previous Assessed	\$304,018

PROPERTY FACTS

Property Type	Single Family Residence
County	SACRAMENTO
Lot (acres)	0.21
Roof	Composition Shingle
Heating	None
Cooling	None
Pool	No

CLIMATE RISK

51
FLOOD

42
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	\$/FT²	LOAN
Jun 20, 2023	Financing	Intrafamily Transfer			
Jul 20, 2021	Resale	Grant Deed	\$1,275,000		\$1M
Oct 21, 2011	Quitclaim	Quit Claim Transfer			
Feb 28, 2003	Resale	Grant Deed	\$410,000		\$323K
Feb 28, 2003	Recorded document	Grant Deed			
Oct 25, 2000	Recorded document	Grant Deed			
Apr 13, 2000	Quitclaim	Quit Claim Transfer			
Jun 16, 1989	Quitclaim	Quit Claim Transfer	\$52,000		\$27K

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	3.3 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	Absentee owner
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