

Single Family Residence **RESIDENTIAL**

7574 RIVER RANCH WAY

SACRAMENTO, CA 95831

\$735,954 TopHap Estimate · \$323 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

2,282 ft²

LIVING AREA

0.28 ac

LOT SIZE

1989

YEAR BUILT

1

STORIES

8

ROOMS

2

PARKING

VALUATION

\$736K

\$708K low

\$764K high

Last Sale

\$194,000 · Jan 26, 1999

Est. Owner Equity

\$593,504

Loan-to-Value

20%

TAX & ASSESSMENT

Property Tax	\$3,994 (2025)
Assessed Value	\$310,192
Previous Assessed	\$304,111

PROPERTY FACTS

Property Type	Single Family Residence
Style	Custom Design
County	SACRAMENTO
Lot (acres)	0.28
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

CLIMATE RISK

57 FLOOD	43 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
Oct 12, 2016	Financing	Intrafamily Transfer			\$142K
Jul 29, 2003	Quitclaim	Quit Claim Transfer			\$197K
Jan 26, 1999	Recorded document	Trustees Deed			
Jan 26, 1999	Resale	Trustees Deed	\$194,000	\$85	\$175K
Mar 17, 1998	Non-arms-length	Trustees Deed	\$236,928	\$104	
Jun 2, 1995	Recorded document	Grant Deed			
Nov 6, 1989	Resale	Grant Deed	\$215,000	\$94	\$194K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Matsuyama Elementary School	Elementary	KG–6	1.4 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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