

Single Family Residence **RESIDENTIAL**

11945 RISING SUN WAY

GOLD RIVER, CA 95670

\$714,034 TopHap Estimate · \$307 / ft² · confidence 93 · as of Jul 14, 2026



4
BEDS

2.5
BATHS

2,328 ft²
LIVING AREA

0.19 ac
LOT SIZE

1996
YEAR BUILT

1
STORIES

7
ROOMS

2
PARKING

VALUATION

\$714K

\$668K low

\$760K high

Last Sale

\$421,000 · Nov 25, 2003

Est. Owner Equity

\$102,334

Loan-to-Value

88%

TAX & ASSESSMENT

Property Tax	\$7,237 (2025)
Assessed Value	\$610,524
Previous Assessed	\$598,554

PROPERTY FACTS

Property Type	Single Family Residence
County	SACRAMENTO
Lot (acres)	0.19
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

CLIMATE RISK

36 FLOOD	59 WILDFIRE	55 HEAT	45 STORM	26 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
Oct 11, 2010	Financing	Intrafamily Transfer			\$296K
Nov 25, 2003	Resale	Grant Deed	\$421,000	\$181	\$323K
Sep 2, 2003	Quitclaim	Quit Claim Transfer			
Aug 26, 2003	Quitclaim	Quit Claim Transfer			\$245K
May 26, 1999	Quitclaim	Quit Claim Transfer			\$238K
Jan 11, 1996	Resale	Grant Deed	\$250,500	\$108	\$238K
Aug 23, 1995	Financing	Grant Deed			\$180K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Gold River Discovery Center K-8 School	Elementary	KG–8	1.0 mi
Rio Americano High School	High	9–12	7.6 mi

District: San Juan 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 95670

107 CRIME INDEX	82 AIR POLLUTION	56,631 POPULATION	\$89K 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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