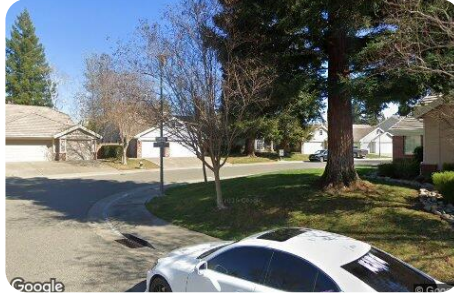


Single Family Residence **RESIDENTIAL**

11946 RISING SUN WAY

GOLD RIVER, CA 95670

\$823,922 TopHap Estimate · \$310 / ft² · confidence 91 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,655 ft²

LIVING AREA

0.2 ac

LOT SIZE

1994

YEAR BUILT

2

STORIES

7

ROOMS

2

PARKING

VALUATION

\$824K

\$749K low

\$899K high

Last Sale

\$817,500 · Jul 8, 2024

Est. Owner Equity

\$169,922

Loan-to-Value

79%

TAX & ASSESSMENT

Property Tax	\$9,754 (2025)
Assessed Value	\$833,850
Previous Assessed	\$817,500

PROPERTY FACTS

Property Type	Single Family Residence
County	SACRAMENTO
Lot (acres)	0.20
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Pool	Yes

CLIMATE RISK

40 FLOOD	60 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
Jun 25, 2025	Financing	Intrafamily Transfer			
Jul 2, 2024	Resale	Grant Deed	\$817,500	\$308	\$654K
May 20, 2008	Quitclaim	Quit Claim Transfer			
Jul 7, 2003	Quitclaim	Quit Claim Transfer			\$220K
Mar 21, 2003	Resale	Grant Deed	\$426,500	\$161	\$225K
Jan 31, 1995	Resale	Grant Deed	\$253,500	\$95	\$60K
Aug 10, 1994	Recorded document	Grant Deed			
Apr 1, 1994	Resale	Grant Deed	\$560,000	\$211	\$420K

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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