

Single Family Residence **RESIDENTIAL**

11957 RISING SUN WAY

GOLD RIVER, CA 95670

\$967,549 TopHap Estimate · \$268 / ft² · confidence 91 · as of Jul 14, 2026



5
BEDS

3
BATHS

3,611 ft²
LIVING AREA

0.21 ac
LOT SIZE

1996
YEAR BUILT

2
STORIES

9
ROOMS

2
PARKING

VALUATION

\$968K

\$884K low

\$1.1M high

Last Sale

\$655,000 · Oct 16, 2003

Est. Owner Equity

\$0

Loan-to-Value

109%

TAX & ASSESSMENT

Property Tax	\$11,188 (2025)
Assessed Value	\$949,880
Previous Assessed	\$931,256

PROPERTY FACTS

Property Type	Single Family Residence
County	SACRAMENTO
Lot (acres)	0.21
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Pool	Yes

CLIMATE RISK

35 FLOOD	61 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
Feb 9, 2005	Quitclaim	Quit Claim Transfer			
Feb 2, 2005	Financing	Intrafamily Transfer			\$502K
Apr 29, 2004	Quitclaim	Quit Claim Transfer			
Oct 16, 2003	Resale	Grant Deed	\$655,000	\$181	\$505K
Jan 21, 2003	Quitclaim	Quit Claim Transfer			\$323K
Jun 8, 2001	Resale	Grant Deed	\$510,000	\$141	\$310K
Nov 15, 1996	Resale	Grant Deed	\$333,500	\$92	\$300K
Jun 11, 1996	Financing	Grant Deed			\$218K

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	7.7 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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