

Single Family Residence

RESIDENTIAL

7573 RIVER RANCH WAY

SACRAMENTO, CA 95831

\$724,858

TopHap Estimate · \$306 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

2,368 ft²

LIVING AREA

0.2 ac

LOT SIZE

1985

YEAR BUILT

1

STORIES

7

ROOMS

3

PARKING

VALUATION

\$725K

\$681K low

\$769K high

Last Sale

\$282,500 · Apr 5, 2001

Est. Owner Equity

\$349,815

Loan-to-Value

51%

TAX & ASSESSMENT

Property Tax	\$5,352 (2025)
Assessed Value	\$434,170
Previous Assessed	\$425,658

PROPERTY FACTS

Property Type	Single Family Residence
Style	Custom Design
County	SACRAMENTO
Lot (acres)	0.20
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

CLIMATE RISK

48 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
Dec 7, 2020	Financing	Intrafamily Transfer			\$191K
Dec 7, 2020	Financing	Intrafamily Transfer			
Sep 6, 2012	Quitclaim	Quit Claim Transfer			
May 25, 2012	Quitclaim	Quit Claim Transfer			\$185K
Jan 25, 2010	Financing	Intrafamily Transfer			\$184K
Mar 30, 2007	Quitclaim	Quit Claim Transfer			
Apr 5, 2001	Resale	Grant Deed	\$282,500	\$119	\$172K
Nov 15, 1999	Quitclaim	Quit Claim Transfer			
Nov 19, 1998	Resale	Grant Deed	\$214,000	\$90	\$171K
Jan 2, 1992	Quitclaim	Quit Claim Transfer			\$160K

Mar 31, 1989 Quitclaim Quit Claim Transfer \$158K

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

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