

Single Family Residence

RESIDENTIAL

7598 RIVER RANCH WAY

SACRAMENTO, CA 95831

\$657,284 TopHap Estimate · \$304 / ft² · confidence 96 · as of Jul 14, 2026



3
BEDS

2
BATHS

2,161 ft²
LIVING AREA

0.28 ac
LOT SIZE

1988
YEAR BUILT

1
STORIES

7
ROOMS

2
PARKING

VALUATION

\$657K

\$629K low

\$686K high

Last Sale

\$220,000 · May 31, 2000

Est. Owner Equity

\$7,284

Loan-to-Value

109%

TAX & ASSESSMENT

Property Tax	\$4,290 (2025)
Assessed Value	\$344,869
Previous Assessed	\$338,108

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	67 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
Sep 29, 2022	Financing	Intrafamily Transfer			
Sep 23, 2022	Financing	Intrafamily Transfer			
Aug 13, 2014	Financing	Intrafamily Transfer			\$300K
May 31, 2000	Resale	Grant Deed	\$220,000	\$102	\$175K
Jan 11, 2000	Non-arms-length	Trustees Deed	\$201,932	\$93	
Dec 29, 1988	Resale	Grant Deed	\$183,000	\$85	\$165K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Matsuyama Elementary School	Elementary	KG–6	1.4 mi
John F. Kennedy High School	High	9–12	2.0 mi
Sam Brannan Middle School	Middle	7–8	3.2 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	Owner occupied
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