

Single Family Residence **RESIDENTIAL**

7569 RIVER RANCH WAY

SACRAMENTO, CA 95831

\$754,515 TopHap Estimate · \$284 / ft² · confidence 95 · as of Jul 14, 2026



5

BEDS

3

BATHS

2,653 ft²

LIVING AREA

0.18 ac

LOT SIZE

1986

YEAR BUILT

2

STORIES

8

ROOMS

2

PARKING

VALUATION

\$755K

\$717K low

\$792K high

Last Sale

\$246,000 · Jun 16, 1994

Est. Owner Equity

\$195,515

Loan-to-Value

77%

TAX & ASSESSMENT

Property Tax	\$5,144 (2025)
Assessed Value	\$426,449
Previous Assessed	\$418,088

PROPERTY FACTS

Property Type	Single Family Residence
County	SACRAMENTO
Lot (acres)	0.18
Construction	Wood (Unspecified)
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	\$/FT²	LOAN
Jul 24, 2026	Quitclaim	Quit Claim Transfer			
Jan 2, 2002	Quitclaim	Quit Claim Transfer			
Jun 16, 1994	Resale	Grant Deed	\$246,000	\$93	\$197K
Jan 27, 1994	Non-arms-length	Trustees Deed	\$136,545	\$51	
Jun 26, 1991	Quitclaim	Quit Claim Transfer			
Jan 11, 1989	Quitclaim	Quit Claim Transfer			\$60K

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	Owner occupied
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