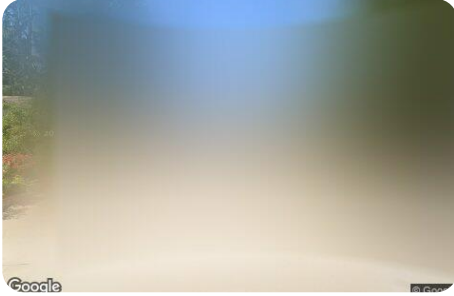


Single Family Residence **RESIDENTIAL**

7577 RIVER RANCH WAY

SACRAMENTO, CA 95831

\$896,048 TopHap Estimate · \$325 / ft² · confidence 97 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

2,761 ft²

LIVING AREA

0.2 ac

LOT SIZE

1986

YEAR BUILT

1

STORIES

9

ROOMS

2

PARKING

VALUATION

\$896K

\$865K low

\$927K high

Last Sale

\$820,000 · Sep 1, 2021

Est. Owner Equity

\$108,848

Loan-to-Value

90%

TAX & ASSESSMENT

Property Tax	\$10,433 (2025)
Assessed Value	\$887,592
Previous Assessed	\$870,190

PROPERTY FACTS

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

CLIMATE RISK

48 FLOOD	42 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 17, 2024	Financing	Intrafamily Transfer			
Aug 30, 2021	Resale	Grant Deed	\$820,000	\$297	\$787K
Sep 11, 2014	Quitclaim	Quit Claim Transfer			
Sep 11, 2014	Financing	Intrafamily Transfer			\$383K
Jan 23, 2014	Quitclaim	Quit Claim Transfer			
Jan 23, 2014	Quitclaim	Quit Claim Transfer			\$383K
Feb 14, 2002	Quitclaim	Quit Claim Transfer			

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
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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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