

Single Family Residence **RESIDENTIAL**

7925 RICHION DR

SACRAMENTO, CA 95823

\$372,698 TopHap Estimate · \$309 / ft² · confidence 94 · as of Jul 14, 2026



4

BEDS

2

BATHS

1,208 ft²

LIVING AREA

0.14 ac

LOT SIZE

1975

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$373K

\$349K low

\$396K high

Last Sale

\$110,000 · Mar 16, 2009

Est. Owner Equity

\$277,107

Loan-to-Value

28%

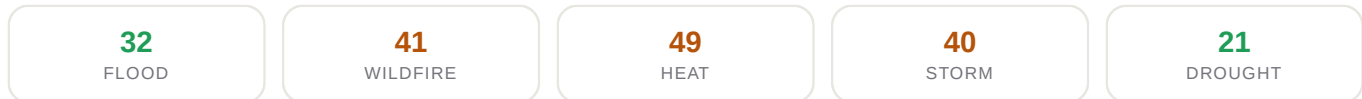
TAX & ASSESSMENT

Property Tax	\$1,645 (2025)
Assessed Value	\$144,333
Previous Assessed	\$141,504

PROPERTY FACTS

Property Type	Single Family Residence
County	SACRAMENTO
Lot (acres)	0.14
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Pool	Yes

CLIMATE RISK



Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 23, 2013	Financing	Intrafamily Transfer			\$96K
Mar 12, 2009	Resale	Grant Deed	\$110,000	\$91	\$104K
May 15, 2008	Non-arms-length	Trustees Deed	\$267,473	\$221	
May 9, 2007	Resale	Grant Deed	\$317,000	\$262	\$317K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Prairie Elementary School	Elementary	KG–6	0.3 mi
Samuel Jackman Middle School	Middle	7–8	0.3 mi
Valley High School	High	9–12	1.2 mi

District: Elk Grove 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 95823

96 CRIME INDEX	91 AIR POLLUTION	84,096 POPULATION	\$57K 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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