

Single Family Residence **RESIDENTIAL**

7628 RIVER RANCH WAY

SACRAMENTO, CA 95831

\$549,739 TopHap Estimate · \$326 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

1,688 ft²

LIVING AREA

0.14 ac

LOT SIZE

1984

YEAR BUILT

2

STORIES

6

ROOMS

2

PARKING

VALUATION

\$550K

\$517K low

\$582K high

Last Sale

\$550,000 · Dec 10, 2025

Est. Owner Equity

\$109,739

Loan-to-Value

80%

TAX & ASSESSMENT

Property Tax	\$3,161 (2025)
Assessed Value	\$550,000
Previous Assessed	\$244,008

PROPERTY FACTS

Property Type	Single Family Residence
Style	Custom Design
County	SACRAMENTO
Lot (acres)	0.14
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

CLIMATE RISK

43 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 4, 2025	Resale	Grant Deed	\$550,000	\$326	\$440K
May 15, 2008	Quitclaim	Quit Claim Transfer			
Sep 9, 1996	Quitclaim	Quit Claim Transfer			
Jan 21, 1994	Quitclaim	Quit Claim Transfer			\$100K
Jan 21, 1994	Recorded document	Trustees Deed			
Jan 21, 1994	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Matsuyama Elementary School	Elementary	KG–6	1.3 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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