

Single Family Residence **RESIDENTIAL**

7632 RIVER RANCH WAY

SACRAMENTO, CA 95831

\$696,204 TopHap Estimate · \$347 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

2,009 ft²

LIVING AREA

0.23 ac

LOT SIZE

1983

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$696K

\$665K low

\$727K high

Last Sale

\$209,000 · Feb 22, 1995

Est. Owner Equity

\$46,204

Loan-to-Value

98%

TAX & ASSESSMENT

Property Tax	\$4,406 (2025)
Assessed Value	\$357,865
Previous Assessed	\$350,849

PROPERTY FACTS

Property Type	Single Family Residence
Style	Custom Design
County	SACRAMENTO
Lot (acres)	0.23
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

CLIMATE RISK

35
FLOOD

42
WILDFIRE

49
HEAT

38
STORM

21
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 27, 2025	Financing	Intrafamily Transfer			
Feb 22, 1995	Resale	Grant Deed	\$209,000	\$104	\$186K
Jan 14, 1994	Quitclaim	Quit Claim Transfer			\$160K
Jul 29, 1988	Resale	Grant Deed	\$213,000	\$106	\$169K

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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