

Single Family Residence **RESIDENTIAL**

7614 RIVER RANCH WAY

SACRAMENTO, CA 95831

\$499,115 TopHap Estimate · \$328 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,520 ft²

LIVING AREA

0.2 ac

LOT SIZE

1990

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$499K

\$469K low

\$529K high

Est. Owner Equity

\$499,115

TAX & ASSESSMENT

Property Tax	\$3,107 (2025)
Assessed Value	\$241,399
Previous Assessed	\$236,666

PROPERTY FACTS

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

CLIMATE RISK

67 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	\$/FT²	LOAN
Nov 2, 2012	Quitclaim	Quit Claim Transfer			
Nov 2, 2012	Recorded document	Affidavit Of Death			

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	Absentee owner
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