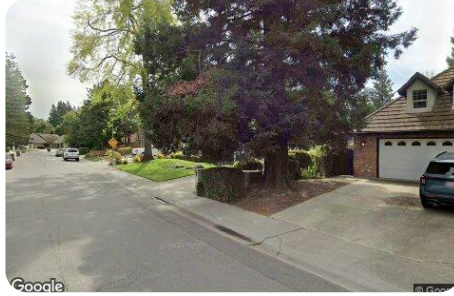


Single Family Residence **RESIDENTIAL**

7615 RIVER RANCH WAY

SACRAMENTO, CA 95831

\$1,166,141 TopHap Estimate · \$304 / ft² · confidence 92 · as of Jul 14, 2026



4
BEDS

4.5
BATHS

3,839 ft²
LIVING AREA

0.23 ac
LOT SIZE

1996
YEAR BUILT

2
STORIES

9
ROOMS

2
PARKING

VALUATION

\$1.2M

\$1.1M low

\$1.3M high

Last Sale

\$595,000 · Jan 19, 2016

Est. Owner Equity

\$692,141

Loan-to-Value

44%

TAX & ASSESSMENT

Property Tax	\$8,663 (2025)
Assessed Value	\$718,439
Previous Assessed	\$704,353

PROPERTY FACTS

Property Type	Single Family Residence
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
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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
May 9, 2018	Quitclaim	Quit Claim Transfer			
Jan 7, 2016	Resale	Grant Deed	\$595,000	\$155	\$476K

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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