

Single Family Residence **RESIDENTIAL**

7680 RIVER RANCH WAY

SACRAMENTO, CA 95831

\$819,680 TopHap Estimate · \$355 / ft² · confidence 91 · as of Jul 14, 2026



4

BEDS

3.5

BATHS

2,308 ft²

LIVING AREA

0.19 ac

LOT SIZE

1984

YEAR BUILT

1

STORIES

8

ROOMS

2

PARKING

VALUATION

\$820K

\$746K low

\$893K high

Last Sale

\$820,000 · Oct 15, 2024

Est. Owner Equity

\$163,680

Loan-to-Value

80%

TAX & ASSESSMENT

Property Tax	\$5,733 (2025)
Assessed Value	\$475,985
Previous Assessed	\$466,653

PROPERTY FACTS

Property Type	Single Family Residence
Style	Custom Design
County	SACRAMENTO
Lot (acres)	0.19
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

CLIMATE RISK

45
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
Oct 9, 2024	Resale	Grant Deed	\$820,000	\$355	\$656K
Nov 15, 1996	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	2.1 mi
Sam Brannan Middle School	Middle	7–8	3.4 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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