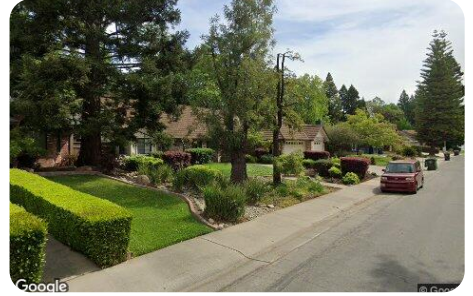


Single Family Residence **RESIDENTIAL**

7610 RIVER RANCH WAY

SACRAMENTO, CA 95831

\$760,057 TopHap Estimate · \$305 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

2,489 ft²

LIVING AREA

0.28 ac

LOT SIZE

1988

YEAR BUILT

2

STORIES

8

ROOMS

3

PARKING

VALUATION

\$760K

\$721K low

\$799K high

Last Sale

\$525,000 · Aug 17, 2007

Est. Owner Equity

\$0

Loan-to-Value

113%

TAX & ASSESSMENT

Property Tax	\$8,289 (2025)
Assessed Value	\$703,370
Previous Assessed	\$689,579

PROPERTY FACTS

Property Type	Single Family Residence
County	SACRAMENTO
Lot (acres)	0.28
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

CLIMATE RISK

62 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
Aug 9, 2007	Resale	Grant Deed	\$525,000	\$211	\$417K
Jan 30, 2003	Financing	Grant Deed			\$157K
Feb 28, 2000	Recorded document	Grant Deed			
Jul 17, 1996	Resale	Grant Deed	\$218,500	\$88	\$130K
Jul 29, 1988	Resale	Trustees Deed	\$184,500	\$74	\$147K

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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