

Single Family Residence **RESIDENTIAL**

7953 RICHION DR

SACRAMENTO, CA 95823

\$311,475 TopHap Estimate · \$324 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

1

BATHS

960 ft²

LIVING AREA

0.16 ac

LOT SIZE

1975

YEAR BUILT

1

STORIES

5

ROOMS

2

PARKING

VALUATION

\$311K

\$303K low

\$320K high

Est. Owner Equity

\$260,475

Loan-to-Value

17%

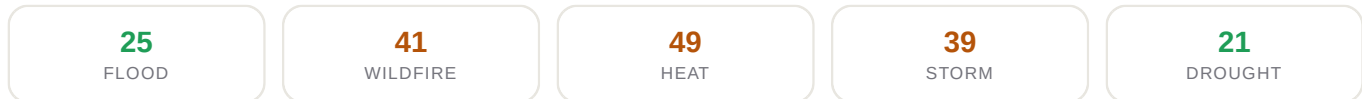
TAX & ASSESSMENT

Property Tax	\$1,505 (2025)
Assessed Value	\$123,422
Previous Assessed	\$121,003

PROPERTY FACTS

Property Type	Single Family Residence
County	SACRAMENTO
Lot (acres)	0.16
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Pool	No

CLIMATE RISK



Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 2, 1998	Quitclaim	Quit Claim Transfer			
May 29, 1998	Quitclaim	Quit Claim Transfer			\$51K
May 13, 1996	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Prairie Elementary School	Elementary	KG–6	0.3 mi
Samuel Jackman Middle School	Middle	7–8	0.4 mi
Valley High School	High	9–12	1.1 mi

District: Elk Grove 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 95823

96 CRIME INDEX	91 AIR POLLUTION	84,096 POPULATION	\$57K 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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