

Single Family Residence

RESIDENTIAL

7611 RIVER RANCH WAY

SACRAMENTO, CA 95831

\$784,803 TopHap Estimate · \$354 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

2

BATHS

2,218 ft²

LIVING AREA

0.19 ac

LOT SIZE

1984

YEAR BUILT

1

STORIES

7

ROOMS

2

PARKING

VALUATION

\$785K

\$727K low

\$842K high

Last Sale

\$785,000 · Apr 23, 2026

Est. Owner Equity

\$148,953

Loan-to-Value

81%

TAX & ASSESSMENT

Property Tax	\$5,147 (2025)
Assessed Value	\$416,147
Previous Assessed	\$407,988

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

35
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
Apr 20, 2026	Resale	Grant Deed	\$785,000	\$354	\$636K
Apr 20, 2026	Resale	Grant Deed	\$785,000	\$354	\$636K
Apr 2, 2021	Financing	Intrafamily Transfer			\$210K
Apr 2, 2021	Financing	Intrafamily Transfer			
Mar 1, 2018	Quitclaim	Quit Claim Transfer			
Apr 23, 2003	Financing	Grant Deed			\$222K
Apr 12, 1994	Resale	Grant Deed	\$240,000	\$108	\$216K
Apr 21, 1988	Resale	Grant Deed	\$219,000	\$99	\$168K

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	3.3 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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