

Single Family Residence **RESIDENTIAL**

7602 RIVER RANCH WAY

SACRAMENTO, CA 95831

\$833,821 TopHap Estimate · \$334 / ft² · confidence 94 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

2,496 ft²

LIVING AREA

0.28 ac

LOT SIZE

1989

YEAR BUILT

1

STORIES

7

ROOMS

2

PARKING

VALUATION

\$834K

\$784K low

\$884K high

Last Sale

\$442,000 · Mar 5, 2015

Est. Owner Equity

\$516,821

Loan-to-Value

40%

TAX & ASSESSMENT

Property Tax	\$6,530 (2025)
Assessed Value	\$550,832
Previous Assessed	\$531,209

PROPERTY FACTS

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

CLIMATE RISK

35
FLOOD

47
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
Aug 6, 2016	Quitclaim	Quit Claim Transfer			
Feb 25, 2015	Resale	Grant Deed	\$442,000	\$177	\$354K
Jun 4, 1999	Quitclaim	Quit Claim Transfer			\$168K
Jun 6, 1997	Resale	Grant Deed	\$210,000	\$84	\$168K
Feb 8, 1990	Resale	Grant Deed	\$249,000	\$100	\$212K

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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