

Single Family Residence **RESIDENTIAL**

7651 RIVER RANCH WAY

SACRAMENTO, CA 95831

\$524,883 TopHap Estimate · \$317 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,658 ft²

LIVING AREA

0.13 ac

LOT SIZE

1982

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$525K

\$487K low

\$563K high

Est. Owner Equity

\$441,883

Loan-to-Value

16%

TAX & ASSESSMENT

Property Tax	\$3,157 (2025)
Assessed Value	\$252,955
Previous Assessed	\$247,996

PROPERTY FACTS

Property Type	Single Family Residence
Style	Custom Design
County	SACRAMENTO
Lot (acres)	0.13
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

48
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 30, 2012	Quitclaim	Quit Claim Transfer			
Apr 2, 2012	Quitclaim	Quit Claim Transfer			
Jan 19, 2012	Quitclaim	Quit Claim Transfer			
Sep 15, 2005	Quitclaim	Quit Claim Transfer			
Jul 2, 2004	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	2.0 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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