

Single Family Residence **RESIDENTIAL**

7932 RICHION DR

SACRAMENTO, CA 95823

\$439,377 TopHap Estimate · \$287 / ft² · confidence 97 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

1,532 ft²

LIVING AREA

0.17 ac

LOT SIZE

1976

YEAR BUILT

2

STORIES

7

ROOMS

2

PARKING

VALUATION

\$439K

\$427K low

\$452K high

Est. Owner Equity

\$439,377

TAX & ASSESSMENT

Property Tax	\$1,576 (2025)
Assessed Value	\$130,180
Previous Assessed	\$127,628

PROPERTY FACTS

Property Type	Single Family Residence
Style	Custom Design
County	SACRAMENTO
Lot (acres)	0.17
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Yes
Pool	No

CLIMATE RISK

25
FLOOD

41
WILDFIRE

49
HEAT

40
STORM

21
DROUGHT

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

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Prairie Elementary School	Elementary	KG–6	0.3 mi
Samuel Jackman Middle School	Middle	7–8	0.3 mi
Valley High School	High	9–12	1.2 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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