

Single Family Residence **RESIDENTIAL**

# 8 RASHA CT

SACRAMENTO, CA 95831

**\$594,366** TopHap Estimate · \$334 / ft<sup>2</sup> · confidence 98 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**1,779 ft<sup>2</sup>**

LIVING AREA

**0.16 ac**

LOT SIZE

**1990**

YEAR BUILT

**1**

STORIES

**7**

ROOMS

**2**

PARKING

## VALUATION

**\$594K**

\$582K low

\$607K high

Est. Owner Equity

**\$445,866**

Loan-to-Value

**24%**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$4,241 (2025) |
| Assessed Value    | \$347,127      |
| Previous Assessed | \$340,321      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | SACRAMENTO              |
| Lot (acres)   | 0.16                    |
| Construction  | Wood (Unspecified)      |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Pool          | Yes                     |

## CLIMATE RISK

**35**  
FLOOD

**43**  
WILDFIRE

**50**  
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 | \$/FT² | LOAN   |
|---------------------|-----------|----------------------|-------|--------|--------|
| <b>Dec 15, 2025</b> | Financing | Intrafamily Transfer |       |        |        |
| <b>Feb 16, 2001</b> | Quitclaim | Quit Claim Transfer  |       |        | \$132K |

## ASSIGNED SCHOOLS

| SCHOOL                             | LEVEL      | GRADES | DISTANCE |
|------------------------------------|------------|--------|----------|
| <b>Matsuyama Elementary School</b> | Elementary | KG–6   | 0.4 mi   |
| <b>John F. Kennedy High School</b> | High       | 9–12   | 1.5 mi   |
| <b>Sam Brannan Middle School</b>   | 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

|                           |                            |                             |                                |                         |                        |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>108</b><br>CRIME INDEX | <b>86</b><br>AIR POLLUTION | <b>43,543</b><br>POPULATION | <b>\$97K</b><br>MEDIAN IN-COME | <b>61°F</b><br>AVG TEMP | <b>78%</b><br>SUNSHINE |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|