

Single Family Residence **RESIDENTIAL**

7648 RIVER RANCH WAY

SACRAMENTO, CA 95831

\$460,567 TopHap Estimate · \$331 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

1.5

BATHS

1,390 ft²

LIVING AREA

0.12 ac

LOT SIZE

1982

YEAR BUILT

2

STORIES

5

ROOMS

2

PARKING

VALUATION

\$461K

\$441K low

\$481K high

Est. Owner Equity

\$460,567

TAX & ASSESSMENT

Property Tax	\$4,888 (2025)
Assessed Value	\$405,535
Previous Assessed	\$397,584

PROPERTY FACTS

Property Type	Single Family Residence
Style	Custom Design
County	SACRAMENTO
Lot (acres)	0.12
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

54
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
Feb 12, 2026	Financing	Intrafamily Transfer			
May 14, 2025	Financing	Intrafamily Transfer			
Sep 16, 2024	Financing	Intrafamily Transfer			
May 29, 2024	Financing	Intrafamily Transfer			
May 29, 2024	Financing	Intrafamily Transfer			
Oct 31, 2022	Financing	Intrafamily Transfer			
Dec 22, 2008	Quitclaim	Quit Claim Transfer			
Oct 29, 1999	Quitclaim	Quit Claim Transfer			
Aug 10, 2012	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	Absentee owner
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