

Single Family Residence **RESIDENTIAL**

7681 RIVER RANCH WAY

SACRAMENTO, CA 95831

\$833,401 TopHap Estimate · \$280 / ft² · confidence 94 · as of Jul 14, 2026



4
BEDS

3
BATHS

2,972 ft²
LIVING AREA

0.2 ac
LOT SIZE

1988
YEAR BUILT

1
STORIES

8
ROOMS

3
PARKING

VALUATION

\$833K

\$784K low

\$883K high

Est. Owner Equity

\$698,401

Loan-to-Value

17%

TAX & ASSESSMENT

Property Tax	\$5,115 (2025)
Assessed Value	\$414,552
Previous Assessed	\$406,424

PROPERTY FACTS

Property Type	Single Family Residence
County	SACRAMENTO
Lot (acres)	0.20
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

CLIMATE RISK

35
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	\$/FT²	LOAN
Jan 28, 2010	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	2.1 mi
Sam Brannan Middle School	Middle	7–8	3.4 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
---------------------------	----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

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

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------