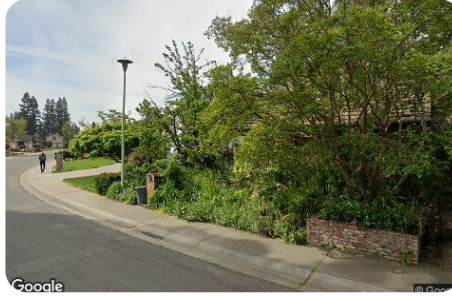


Single Family Residence **RESIDENTIAL**

7654 RIVER RANCH WAY

SACRAMENTO, CA 95831

\$1,058,865 TopHap Estimate · \$237 / ft² · confidence 89 · as of Jul 14, 2026



5
BEDS

3.5
BATHS

4,470 ft²
LIVING AREA

0.26 ac
LOT SIZE

1983
YEAR BUILT

2
STORIES

9
ROOMS

2
PARKING

VALUATION

\$1.1M

\$946K low

\$1.2M high

Est. Owner Equity

\$641,715

Loan-to-Value

40%

TAX & ASSESSMENT

Property Tax	\$7,034 (2025)
Assessed Value	\$574,616
Previous Assessed	\$563,350

PROPERTY FACTS

Property Type	Single Family Residence
County	SACRAMENTO
Lot (acres)	0.26
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

CLIMATE RISK

35 FLOOD	42 WILDFIRE	49 HEAT	38 STORM	21 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 4, 2021	Financing	Intrafamily Transfer			
Jun 8, 2020	Quitclaim	Quit Claim Transfer			
Jun 8, 2020	Quitclaim	Quit Claim Transfer			
Mar 31, 1989	Resale	Grant Deed	\$285,000	\$64	\$190K

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	3.3 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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